HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2013

Highlights

- The trend for starts in Toronto was essentially unchanged between November and October.
- A slight increase in new semi-detached home and apartment construction was off-set by small decreases in starts for all singles and row houses.
- Employment growth, particularly full-time employment growth, continued to support housing demand in Toronto.

Figure 1

* SAAR[1]: Seasonally Adjusted Annual Rate.

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

Table of Contents

1 Highlights
2 Housing Market Overview
3 Maps
15 Zone Descriptions
16 Tables

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

New Home Construction Remains Stable

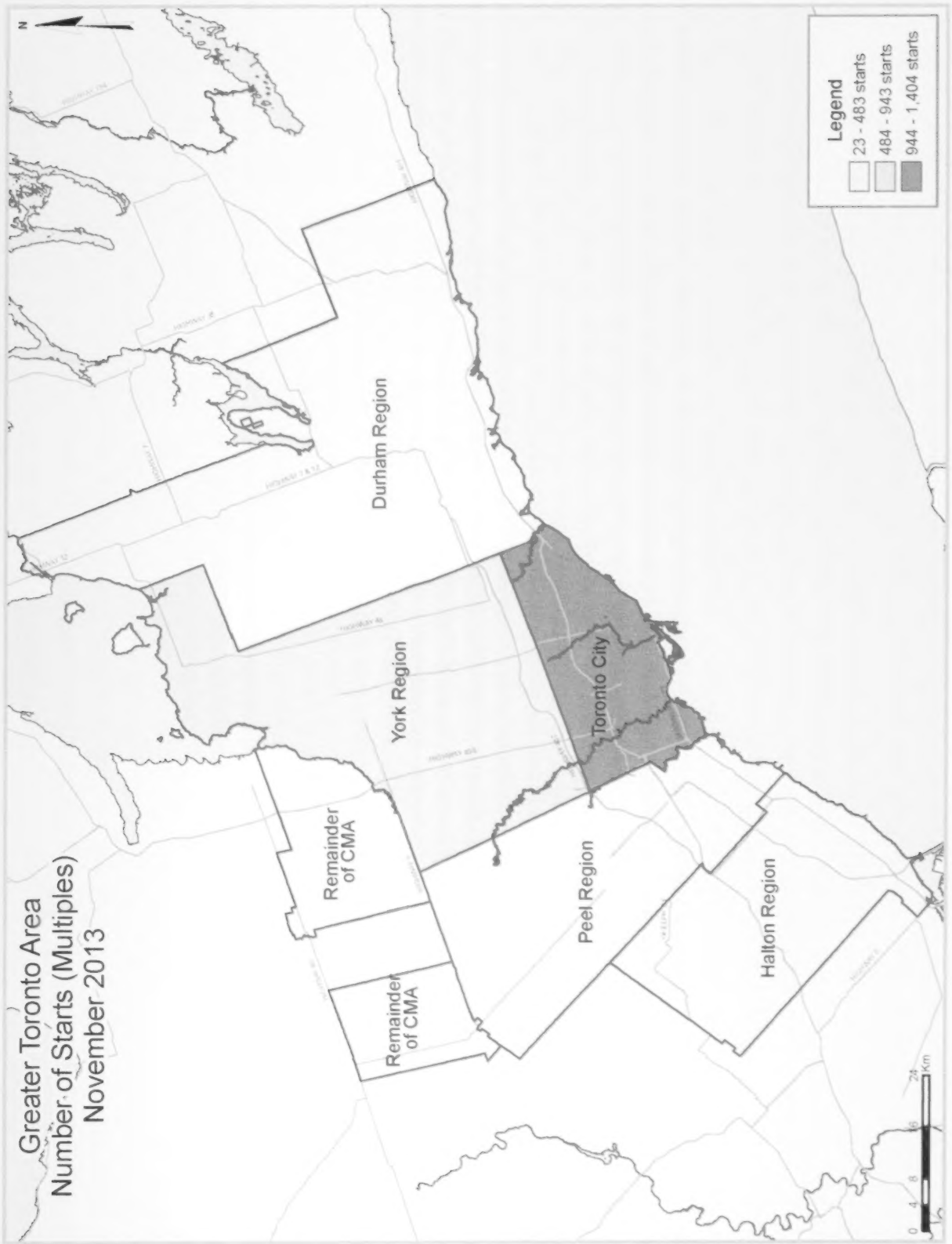
Seasonally adjusted and annualized monthly housing starts in the Toronto CMA were trending[2] at 35,929 in November, essentially the same as in October. A small increase in semi-detached and apartment starts was more than offset by slight decreases in starts of singles and row houses.

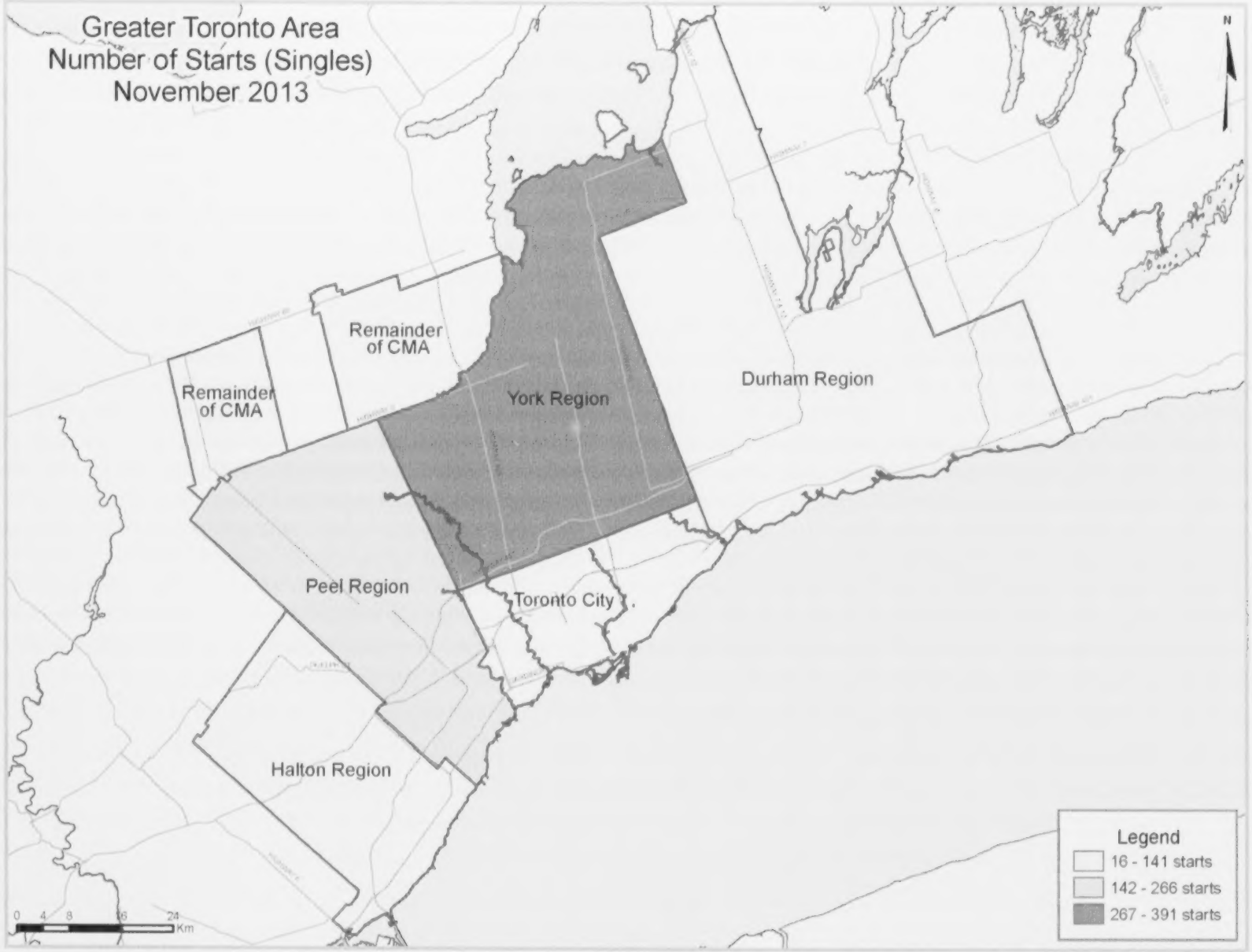
At the end of November, there were a record 56,652 apartments under construction in the Greater Toronto Area (GTA). The increase in apartments under construction pushed total units under construction to a record as well, despite a decline in the number of other dwelling types under construction. Generally, about 75 per cent of the units in an apartment condominium project are sold before construction begins. Several projects reached this target relatively quickly, and this allowed the number of apartments started in November to exceed the number completed.

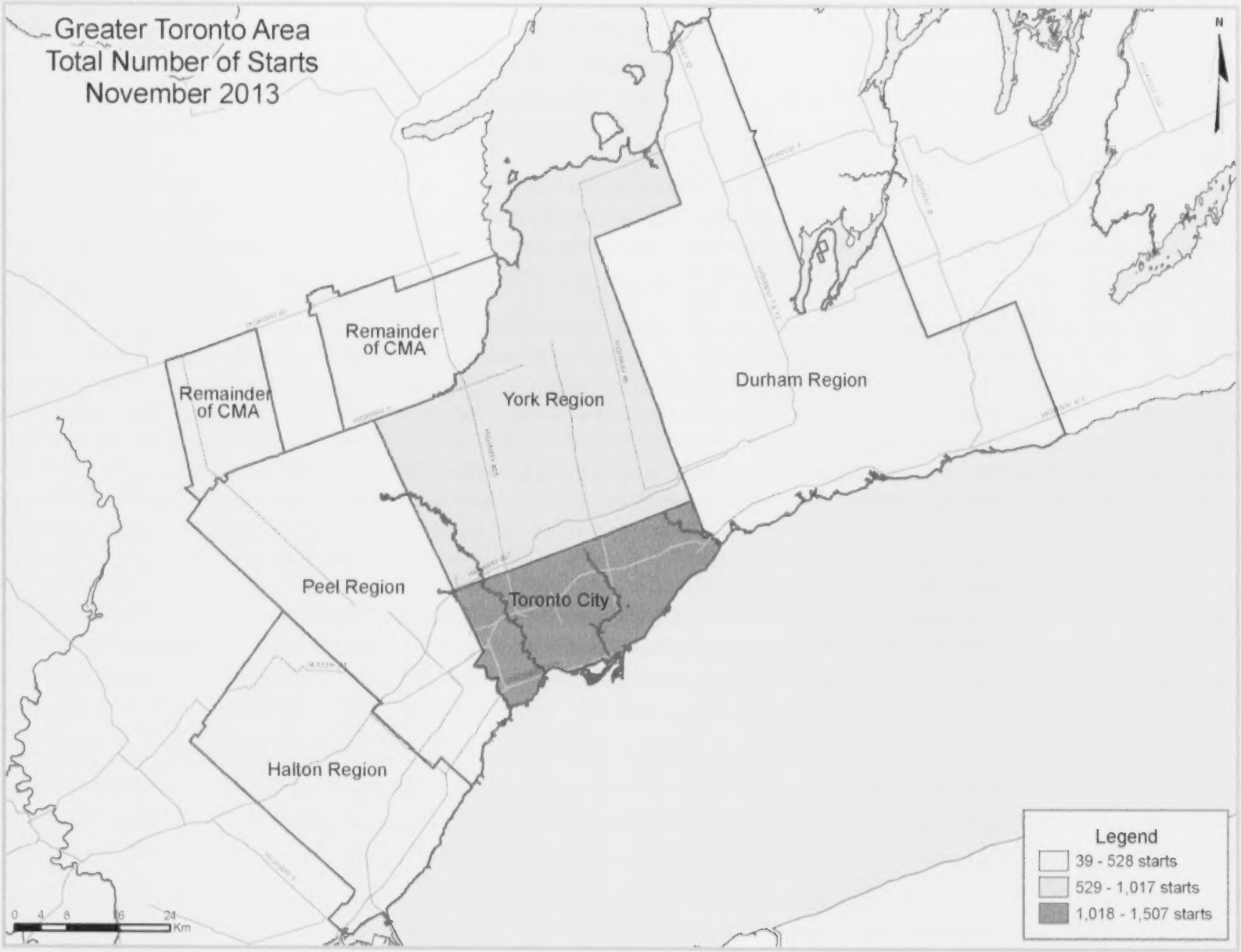
At the submarket level, only York and Durham Regions reported overall new housing starts growth in November from October. In both submarkets, increased new row construction helped to elevate the overall total. New condominium apartment construction in Durham Region also contributed to overall starts growth. In Peel and Halton Regions new single-detached and semi-detached home construction increased from October but not enough to raise the overall total. York Region reported significant single-detached home construction from October that further helped to propel the overall total in this region up.

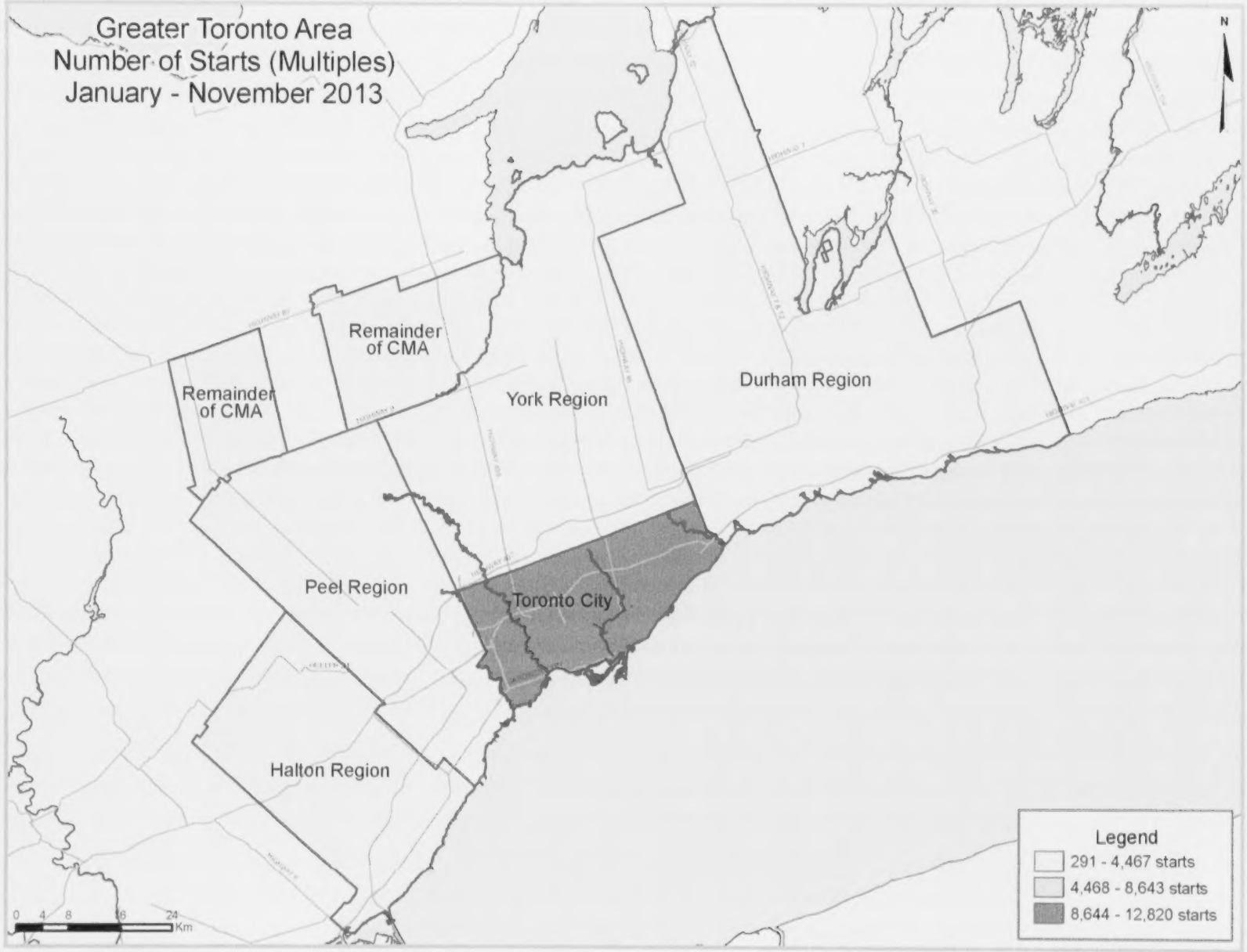
Following adjustment for seasonal and irregular factors, employment stabilized in November and full-time employment, which supports housing demand, eased slightly from the previous month. However, year-to-date employment increased by nearly four per cent compared to the first eleven months of 2012. Full-time employment also increased at a similar rate year-to-date.

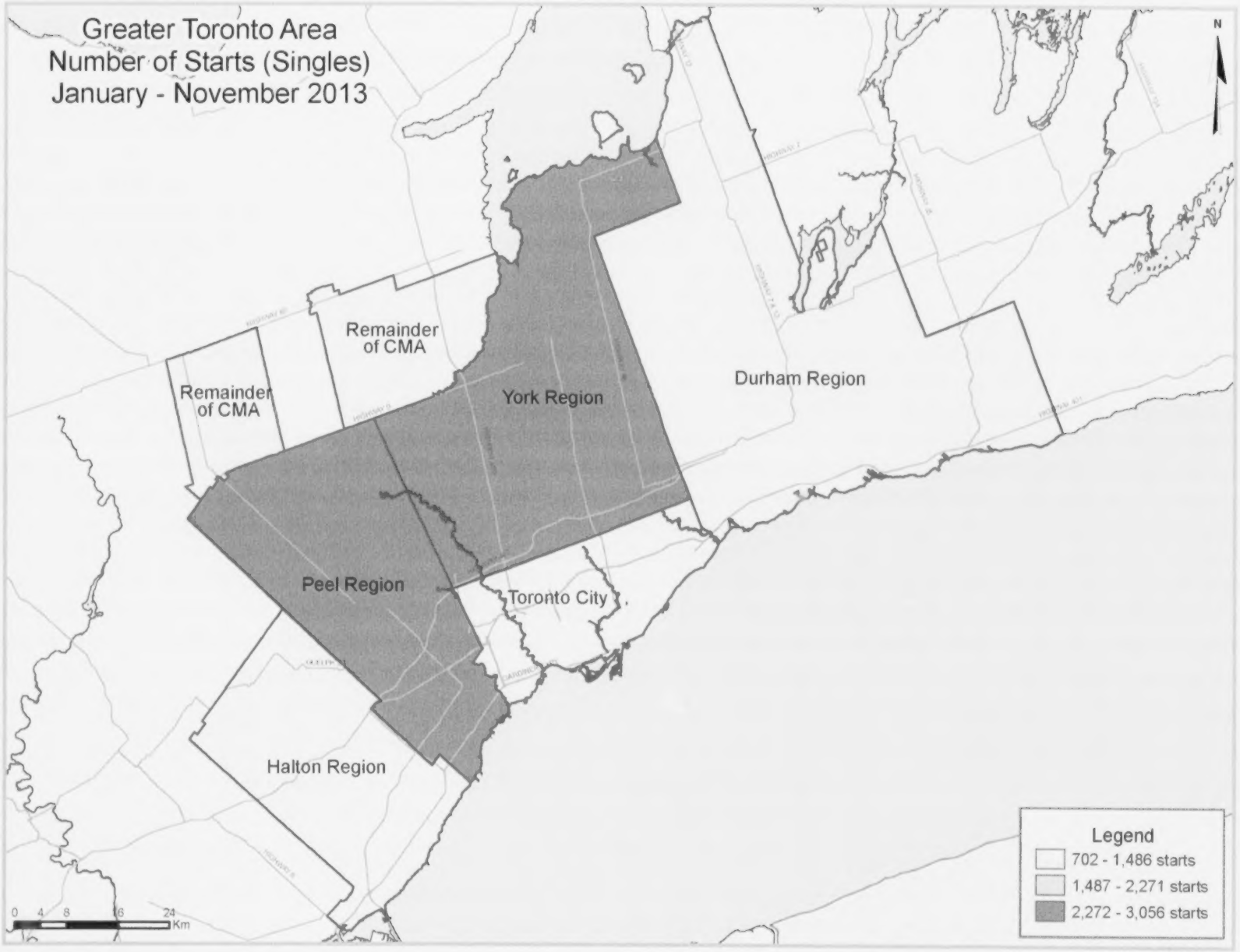
[2] The trend is a six-month moving average of seasonally adjusted annual rate.


Greater Toronto Area
Number of Starts (Multiples)
November 2013
Legend
23 - 483 starts
484 - 943 starts
944 - 1,404 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

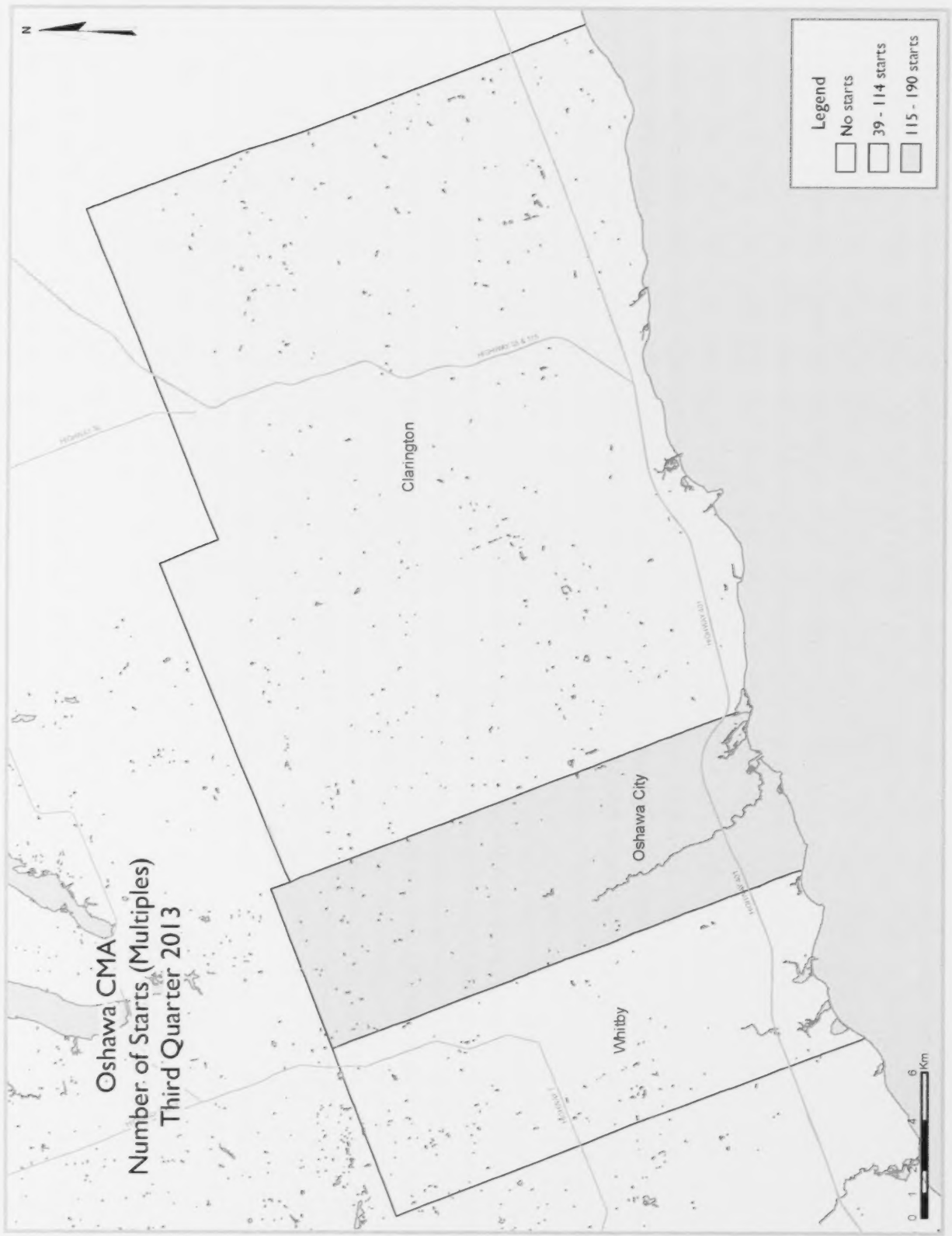

Greater Toronto Area
Number of Starts (Singles)
November 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
16 - 141 starts
142 - 266 starts
267 - 391 starts
0 4 8 16 24
Km

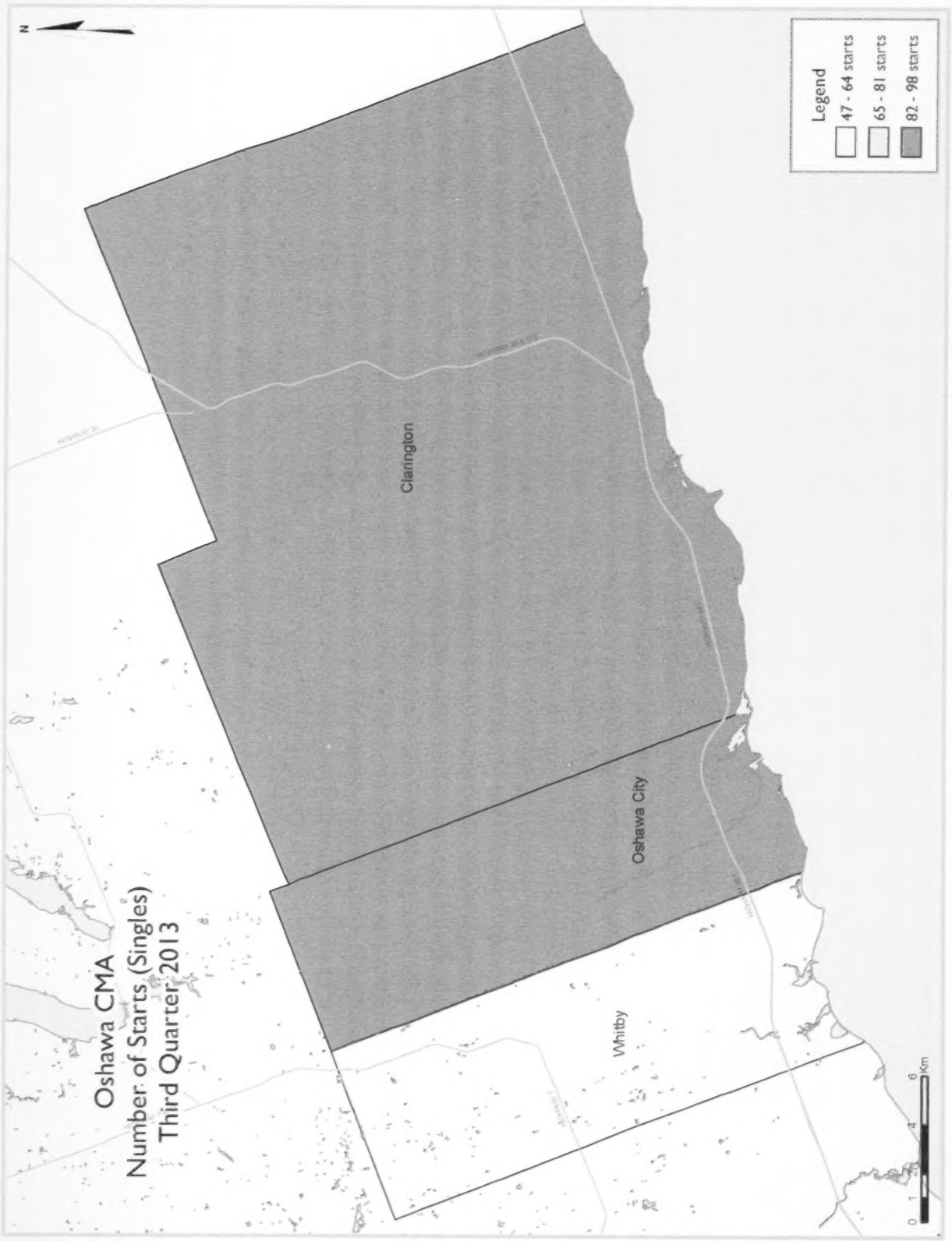

Greater Toronto Area
Total Number of Starts
November 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24
Km
Legend
39 - 528 starts
529 - 1,017 starts
1,018 - 1,507 starts

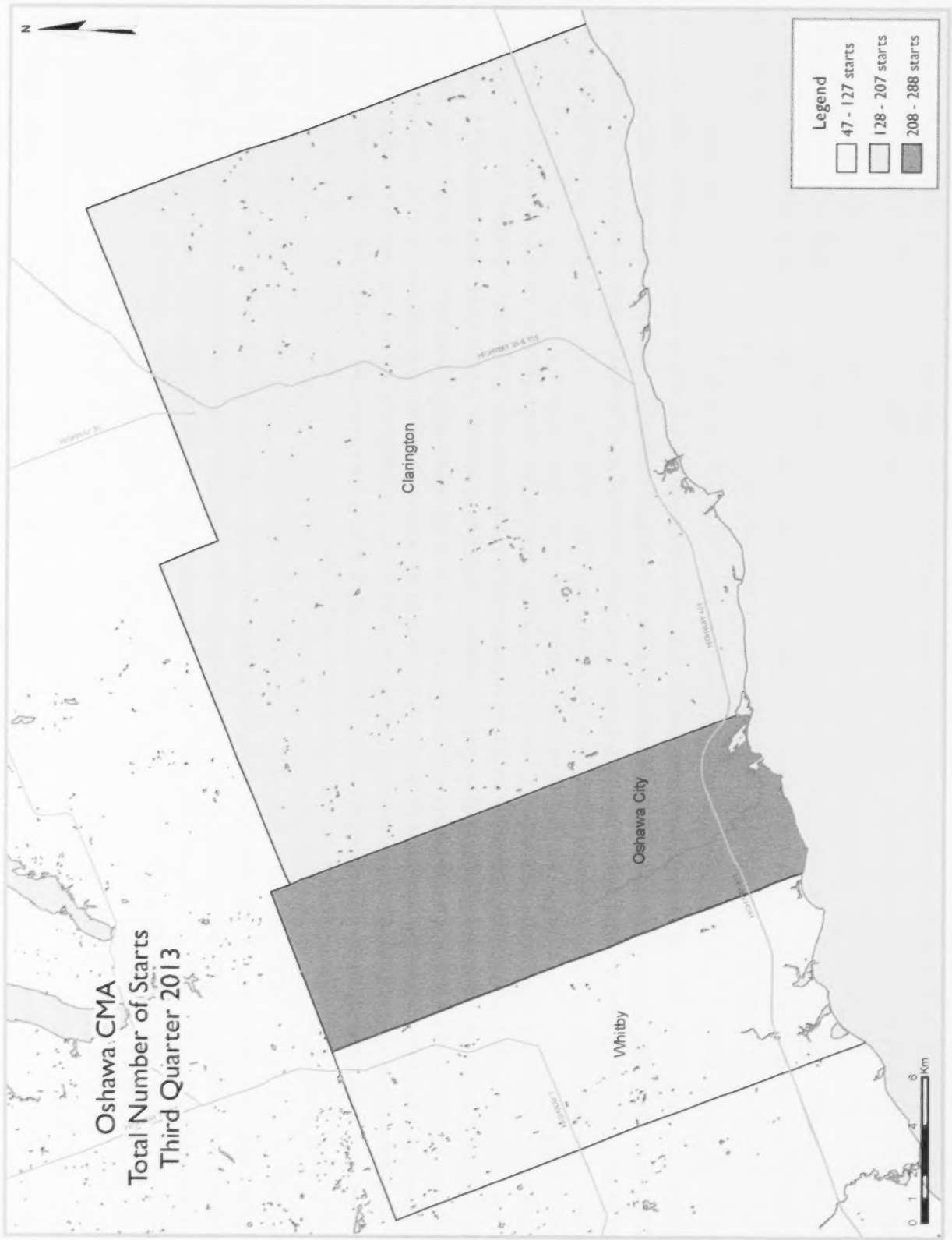

Greater Toronto Area
Number of Starts (Multiples)
January - November 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24
Km
Legend
291 - 4,467 starts
4,468 - 8,643 starts
8,644 - 12,820 starts

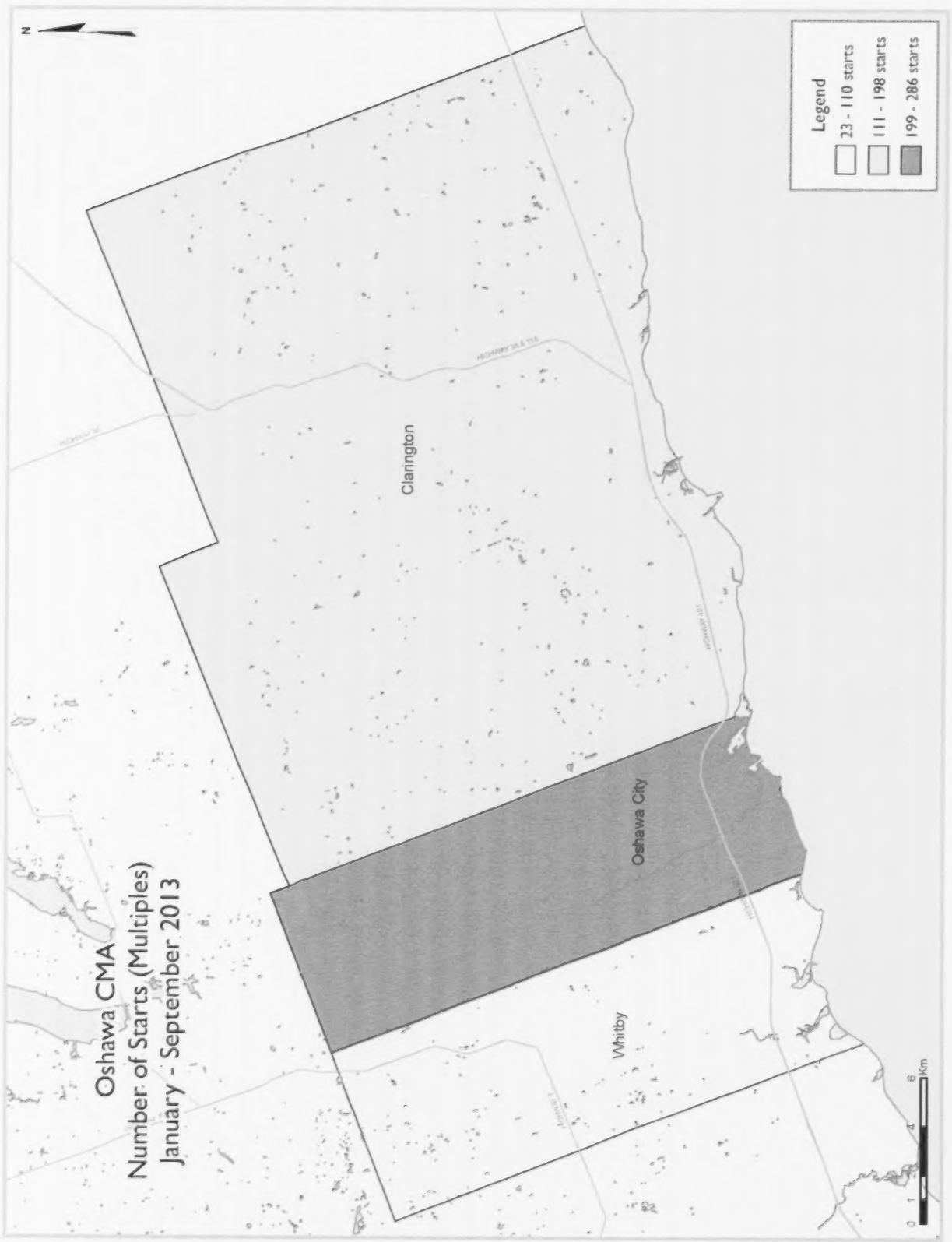

Greater Toronto Area
Number of Starts (Singles)
January - November 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24
Km
Legend
702 - 1,486 starts
1,487 - 2,271 starts
2,272 - 3,056 starts

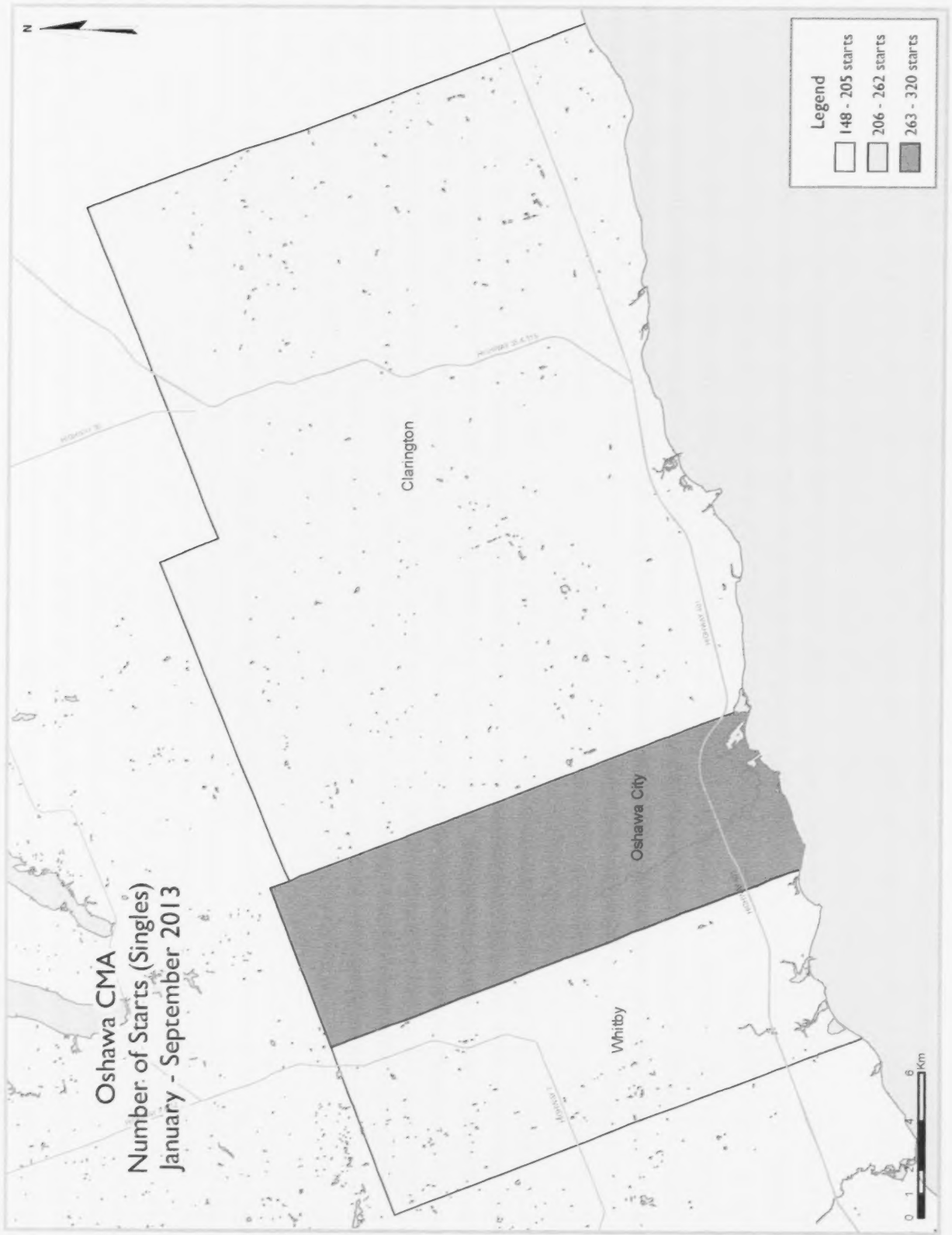
Greater Toronto Area
Total Number of Starts
January - November 2013
Legend
993 - 5,313 starts
5,314 - 9,633 starts
9,634 - 13,953 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

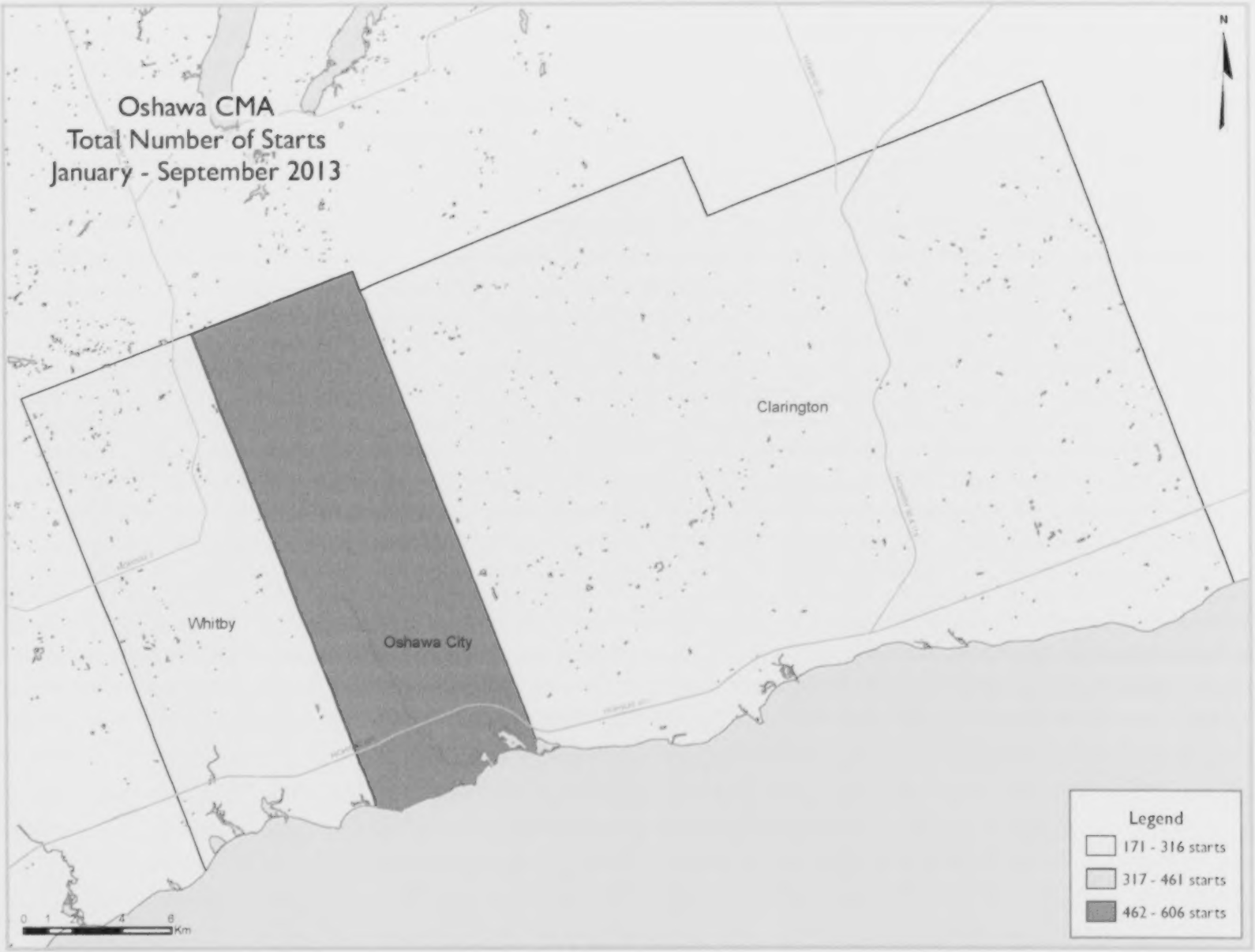

Oshawa CMA
Number of Starts (Multiples)
Third Quarter 2013
Clarington
Oshawa City
Whitby
Legend
No starts
39 - 114 starts
115 - 190 starts
N
0
1
2
4
6
Km


Oshawa CMA
Number of Starts (Singles)
Third Quarter 2013
Legend
47 - 64 starts
65 - 81 starts
82 - 98 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km


Oshawa CMA
Total Number of Starts
Third Quarter 2013
Legend
47 - 127 starts
128 - 207 starts
208 - 288 starts
N
Clarington
Oshawa City
Whitby
0
2
4
6
Km


Oshawa CMA
Number of Starts (Multiples)
January - September 2013
Legend
23 - 110 starts
111 - 198 starts
199 - 286 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km


Oshawa CMA
Number of Starts (Singles)
January - September 2013
Legend
148 - 205 starts
206 - 262 starts
263 - 320 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km


Oshawa CMA
Total Number of Starts
January - September 2013
N
Clarington
Whitby
Oshawa City
Legend
171 - 316 starts
317 - 461 starts
462 - 606 starts
0 1 4 8
Km

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1a: Housing Starts (SAAR and Trend) November 2013		
Toronto CMA[1]	October 2013	November 2013
Trend[2]	36,541	35,929
SAAR	47,292	36,741
	November 2012	November 2013
Actual		
November - Single-Detached	957	836
November - Multiples	2,341	2,378
November - Total	3,298	3,214
January to November - Single-Detached	9,723	8,619
January to November - Multiples	34,115	22,165
January to November - Total	43,838	30,784

Table 1b: Housing Starts (SAAR and Trend) November 2013		
Oshawa CMA[1]	October 2013	November 2013
Trend[2]	1,494	1,462
SAAR	1,358	1,098
	November 2012	November 2013
Actual		
November - Single-Detached	88	64
November - Multiples	32	32
November - Total	120	96
January to November - Single-Detached	1,059	817
January to November - Multiples	612	487
January to November - Total	1,671	1,304

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2013	835	206	296	1	86	1,788	0	2	3,214
November 2012	957	250	257	0	16	1,721	0	97	3,298
% Change	-12.7	-17.6	15.2	n/a	**	3.9	n/a	-97.9	-2.5
Year-to-date 2013	8,581	1,788	3,263	38	542	16,085	10	477	30,784
Year-to-date 2012	9,684	2,075	4,555	36	961	24,579	28	1,919	43,838
% Change	-11.4	-13.8	-28.4	5.6	-43.6	-34.6	-64.3	-75.1	-29.8
UNDER CONSTRUCTION									
November 2013	7,883	1,796	3,741	21	829	53,926	18	1,485	69,699
November 2012	8,330	2,009	4,323	38	1,066	47,937	22	3,200	66,926
% Change	-5.4	-10.6	-13.5	-44.7	-22.2	12.5	-18.2	-53.6	4.1
COMPLETIONS									
November 2013	990	252	303	6	62	1,180	0	8	2,801
November 2012	808	234	458	8	58	1,056	2	32	2,656
% Change	22.5	7.7	-33.8	-25.0	6.9	11.7	-100.0	-75.0	5.5
Year-to-date 2013	9,126	1,983	3,424	56	725	12,682	14	2,299	30,309
Year-to-date 2012	10,147	1,758	3,004	35	848	11,579	18	2,126	29,515
% Change	-10.1	12.8	14.0	60.0	-14.5	9.5	-22.2	8.1	2.7
COMPLETED & NOT ABSORBED									
November 2013	166	16	71	0	12	1,050	n/a	n/a	1,315
November 2012	137	11	46	0	11	1,002	n/a	n/a	1,207
% Change	21.2	45.5	54.3	n/a	9.1	4.8	n/a	n/a	8.9
ABSORBED									
November 2013	974	254	279	6	59	1 143	n/a	n/a	2,715
November 2012	831	237	463	7	53	986	n/a	n/a	2,577
% Change	17.2	7.2	-39.7	-14.3	11.3	15.9	n/a	n/a	5.4
Year-to-date 2013	9,093	1,981	3,419	57	724	12,541	n/a	n/a	27,815
Year-to-date 2012	10,103	1,766	3,019	34	839	11,425	n/a	n/a	27,186
% Change	-10.0	12.2	13.2	67.6	-13.7	9.8	n/a	n/a	2.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2013	64	8	12	0	0	0	0	12	96
November 2012	88	10	13	0	0	0	0	9	120
% Change	-27.3	-20.0	-7.7	n/a	n/a	n/a	n/a	33.3	-20.0
Year-to-date 2013	813	66	110	0	21	0	31	263	1,304
Year-to-date 2012	1,059	42	99	0	169	154	0	148	1,671
% Change	-23.2	57.1	11.1	n/a	-87.6	-100.0	n/a	77.7	-22.0
UNDER CONSTRUCTION									
November 2013	509	30	94	0	35	48	2	402	1,120
November 2012	658	40	78	0	153	190	0	168	1,287
% Change	-22.6	-25.0	20.5	n/a	-77.1	-74.7	n/a	139.3	-13.0
COMPLETIONS									
November 2013	74	2	6	0	5	72	15	0	174
November 2012	80	0	17	0	18	0	1	0	116
% Change	-7.5	n/a	-64.7	n/a	-72.2	n/a	**	n/a	50.0
Year-to-date 2013	942	78	106	0	143	142	40	21	1,472
Year-to-date 2012	1,193	6	224	0	123	0	50	30	1,626
% Change	-21.0	**	-52.7	n/a	16.3	n/a	-20.0	-30.0	-9.5
COMPLETED & NOT ABSORBED									
November 2013	4	0	1	0	0	0	n/a	n/a	5
November 2012	7	0	0	0	2	9	n/a	n/a	18
% Change	-42.9	n/a	n/a	n/a	-100.0	-100.0	n/a	n/a	-72.2
ABSORBED									
November 2013	74	2	5	0	5	72	n/a	n/a	158
November 2012	81	0	17	0	22	0	n/a	n/a	120
% Change	-8.6	n/a	-70.6	n/a	-77.3	n/a	n/a	n/a	31.7
Year-to-date 2013	955	78	105	0	145	151	n/a	n/a	1,434
Year-to-date 2012	1,210	6	225	0	124	1	n/a	n/a	1,566
% Change	-21.1	**	-53.3	n/a	16.9	**	n/a	n/a	-8.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2013	907	214	300	1	75	1,788	0	14	3,299
November 2012	991	260	295	0	46	1,721	0	106	3,419
% Change	-8.5	-17.7	1.7	n/a	63.0	3.9	n/a	-86.8	-3.5
Year-to-date 2013	8,845	1,800	3,207	9	663	16,325	41	1,047	31,937
Year-to-date 2012	10,270	2,059	4,634	3	1,146	25,071	28	2,067	45,279
% Change	-13.9	-12.6	-30.8	200.0	-42.1	-34.9	46.4	-49.3	-29.5
UNDER CONSTRUCTION									
November 2013	8,019	1,762	3,630	9	923	54,414	20	2,194	70,971
November 2012	8,740	1,989	4,339	13	1,235	48,619	22	3,368	68,326
% Change	-8.2	-11.4	-16.3	-30.8	-25.3	11.9	-9.1	-34.9	3.9
COMPLETIONS									
November 2013	1,028	248	289	0	98	1,390	15	8	3,076
November 2012	818	232	469	2	76	1,056	3	32	2,688
% Change	25.7	6.9	-38.4	-100.0	28.9	31.6	**	-75.0	14.4
Year-to-date 2013	9,648	2,007	3,508	13	937	13,116	54	2,320	31,603
Year-to-date 2012	10,893	1,722	3,263	4	1,019	11,579	68	2,306	30,854
% Change	-11.4	16.6	7.5	**	-8.0	13.3	-20.6	0.6	2.4
COMPLETED & NOT ABSORBED									
November 2013	178	14	56	0	14	1,032	n/a	n/a	1,294
November 2012	154	9	30	0	16	1,011	n/a	n/a	1,220
% Change	15.6	55.6	86.7	n/a	-12.5	2.1	n/a	n/a	6.1
ABSORBED									
November 2013	1,013	250	264	0	93	1 353	n/a	n/a	2,973
November 2012	835	235	474	2	75	986	n/a	n/a	2,607
% Change	21.3	6.4	-44.3	-100.0	24.0	37.2	n/a	n/a	14.0
Year-to-date 2013	9,615	2,005	3,502	13	936	13,002	n/a	n/a	29,073
Year-to-date 2012	10,836	1,732	3,295	4	1,011	11,435	n/a	n/a	28,313
% Change	-11.3	15.8	6.3	**	-7.4	13.7	n/a	n/a	2.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
November 2013	102	26	4	1	0	1,374	0	0	1,507
November 2012	123	2	25	0	0	1,578	0	0	1,728
York Region									
November 2013	391	38	158	0	0	390	0	2	979
November 2012	243	134	165	0	0	143	0	97	782
Peel Region									
November 2013	174	134	109	0	9	0	0	0	426
November 2012	404	62	43	0	0	0	0	0	509
Halton Region									
November 2013	139	8	6	0	43	0	0	0	196
November 2012	98	52	49	0	30	0	0	0	229
Durham Region									
November 2013	101	8	23	0	23	24	0	12	191
November 2012	123	10	13	0	16	0	0	9	171
Toronto CMA									
November 2013	835	206	296	1	86	1,788	0	2	3,214
November 2012	957	250	257	0	16	1,721	0	97	3,298
Oshawa CMA									
November 2013	64	8	12	0	0	0	0	12	96
November 2012	88	10	13	0	0	0	0	9	120
Greater Toronto Area									
November 2013	907	214	300	1	75	1,788	0	14	3,299
November 2012	991	260	295	0	46	1,721	0	106	3,419

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
November 2013	1,532	194	605	8	360	42,661	10	1,380	46,750
November 2012	1,311	196	971	0	201	38,539	14	2,711	43,943
York Region									
November 2013	2,263	260	1,102	0	23	7,416	0	101	11,165
November 2012	2,088	444	1,413	3	219	5,883	0	239	10,289
Peel Region									
November 2013	2,655	1,202	962	1	150	2,752	8	4	7,734
November 2012	3,386	1,109	973	10	194	2,384	8	250	8,315
Halton Region									
November 2013	750	66	688	0	326	1,537	0	307	3,674
November 2012	869	178	787	0	405	1,623	0	0	3,862
Durham Region									
November 2013	819	40	273	0	64	48	2	402	1,648
November 2012	1,086	62	195	0	216	190	0	168	1,917
Toronto CMA									
November 2013	7,883	1,796	3,741	21	829	53,926	18	1,485	69,699
November 2012	8,330	2,009	4,323	38	1,066	47,937	22	3,200	66,926
Oshawa CMA									
November 2013	509	30	94	0	35	48	2	402	1,120
November 2012	658	40	78	0	153	190	0	168	1,287
Greater Toronto Area									
November 2013	8,019	1,762	3,630	9	923	54,414	20	2,194	70,971
November 2012	8,740	1,989	4,339	13	1,235	48,619	22	3,368	68,326

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
November 2013	125	34	42	0	28	741	0	0	970
November 2012	93	0	0	0	11	1,000	0	32	1,136
York Region									
November 2013	333	22	91	0	18	415	0	8	887
November 2012	348	34	172	2	19	0	2	0	577
Peel Region									
November 2013	333	176	26	0	0	0	0	0	535
November 2012	165	180	67	0	0	0	0	0	412
Halton Region									
November 2013	81	2	46	0	41	138	0	0	308
November 2012	76	16	197	0	22	56	0	0	367
Durham Region									
November 2013	156	14	84	0	11	96	15	0	376
November 2012	136	2	33	0	24	0	1	0	196
Toronto CMA									
November 2013	990	252	303	6	62	1,180	0	8	2,801
November 2012	808	234	458	8	58	1,056	2	32	2,656
Oshawa CMA									
November 2013	74	2	6	0	5	72	15	0	174
November 2012	80	0	17	0	18	0	1	0	116
Greater Toronto Area									
November 2013	1,028	248	289	0	98	1,390	15	8	3,076
November 2012	818	232	469	2	76	1,056	3	32	2,688

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
November 2013	102	4	35	0	10	904	n/a	n/a	1,055
November 2012	60	5	15	0	6	869	n/a	n/a	955
York Region									
November 2013	20	6	20	0	0	98	n/a	n/a	144
November 2012	15	0	6	0	0	25	n/a	n/a	46
Peel Region									
November 2013	20	2	0	0	2	25	n/a	n/a	49
November 2012	21	4	0	0	2	74	n/a	n/a	101
Halton Region									
November 2013	22	2	0	0	2	4	n/a	n/a	30
November 2012	38	0	2	0	3	25	n/a	n/a	68
Durham Region									
November 2013	14	0	1	0	0	1	n/a	n/a	16
November 2012	20	0	7	0	5	18	n/a	n/a	50
Toronto CMA									
November 2013	166	16	71	0	12	1,050	n/a	n/a	1,315
November 2012	137	11	46	0	11	1,002	n/a	n/a	1,207
Oshawa CMA									
November 2013	4	0	1	0	0	0	n/a	n/a	5
November 2012	7	0	0	0	2	9	n/a	n/a	18
Greater Toronto Area									
November 2013	178	14	56	0	14	1,032	n/a	n/a	1,294
November 2012	154	9	30	0	16	1,011	n/a	n/a	1,220

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
November 2013	95	36	29	0	25	705	n/a	n/a	890
November 2012	96	2	1	0	9	930	n/a	n/a	1,038
York Region									
November 2013	337	22	80	0	18	415	n/a	n/a	872
November 2012	348	34	172	2	19	0	n/a	n/a	575
Peel Region									
November 2013	343	176	26	0	0	0	n/a	n/a	545
November 2012	163	181	67	0	0	0	n/a	n/a	411
Halton Region									
November 2013	84	2	46	0	39	138	n/a	n/a	309
November 2012	95	16	197	0	22	56	n/a	n/a	386
Durham Region									
November 2013	154	14	83	0	11	95	n/a	n/a	357
November 2012	133	2	37	0	25	0	n/a	n/a	197
Toronto CMA									
November 2013	974	254	279	6	59	1,143	n/a	n/a	2,715
November 2012	831	237	463	7	53	986	n/a	n/a	2,577
Oshawa CMA									
November 2013	74	2	5	0	5	72	n/a	n/a	158
November 2012	81	0	17	0	22	0	n/a	n/a	120
Greater Toronto Area									
November 2013	1,013	250	264	0	93	1,353	n/a	n/a	2,973
November 2012	835	235	474	2	75	986	n/a	n/a	2,607

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA
2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	% Change
Toronto City	103	123	26	2	4	25	1,374	1,578	1,507	1,728	-12.8
Toronto	16	24	0	0	0	25	1,374	1,526	1,390	1,575	-11.7
East York	6	7	0	0	0	0	0	0	6	7	-14.3
Etobicoke	13	21	0	2	0	0	0	0	13	23	-43.5
North York	55	62	26	0	4	0	0	0	85	62	37.1
Scarborough	8	4	0	0	0	0	0	52	8	56	-85.7
York	5	5	0	0	0	0	0	0	5	5	0.0
York Region	391	243	38	134	158	165	392	240	979	782	25.2
Aurora	6	1	0	20	0	0	37	0	43	21	104.8
East Gwillimbury	4	2	0	0	0	0	0	0	4	2	100.0
Georgina Township	28	15	0	0	6	0	0	97	34	112	-69.6
King Township	27	21	0	0	0	0	0	0	27	21	28.6
Markham	132	56	38	94	10	151	2	143	182	444	-59.0
Newmarket	26	61	0	20	44	0	0	0	70	81	-13.6
Richmond Hill	76	9	0	0	80	14	0	0	156	23	**
Vaughan	80	41	0	0	18	0	353	0	451	41	**
Whitchurch-Stouffville	12	37	0	0	0	0	0	0	12	37	-67.6
Peel Region	174	404	134	62	118	43	0	0	426	509	-16.3
Brampton	126	371	132	62	102	43	0	0	360	476	-24.4
Caledon	25	23	2	0	16	0	0	0	43	23	87.0
Mississauga	23	10	0	0	0	0	0	0	23	10	130.0
Halton Region	139	98	8	52	49	79	0	0	196	229	-14.4
Burlington	18	30	4	0	0	55	0	0	22	85	-74.1
Halton Hills	4	3	0	0	0	0	0	0	4	3	33.3
Milton	26	41	4	52	0	24	0	0	30	117	-74.4
Oakville	91	24	0	0	49	0	0	0	140	24	**
Durham Region	101	123	8	10	46	29	36	9	191	171	11.7
Ajax	14	26	0	0	23	16	0	0	37	42	-11.9
Brock	2	0	0	0	0	0	0	0	2	0	n/a
Clarington	10	21	0	8	6	13	0	0	16	42	-61.9
Oshawa	41	38	8	0	6	0	12	9	67	47	42.6
Pickering	15	6	0	0	11	0	24	0	50	6	**
Scugog	4	2	0	0	0	0	0	0	4	2	100.0
Uxbridge	2	1	0	0	0	0	0	0	2	1	100.0
Whitby	13	29	0	2	0	0	0	0	13	31	-58.1
Remainder of Toronto CMA	16	86	4	0	19	0	0	0	39	86	-54.7
Bradford West Gwillimbury	5	34	0	0	0	0	0	0	5	34	-85.3
Town of Mono	1	1	0	0	0	0	0	0	1	1	0.0
New Tecumseth	4	42	4	0	11	0	0	0	19	42	-54.8
Orangeville	6	9	0	0	8	0	0	0	14	9	55.6
Toronto CMA	836	957	206	250	382	273	1,790	1,818	3,214	3,298	-2.5
Oshawa CMA	64	88	8	10	12	13	12	9	96	120	-20.0
Greater Toronto Area (GTA)	908	991	214	260	375	341	1,802	1,827	3,299	3,419	-3.5

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Toronto City	1,133	959	188	160	574	606	12,058	21,115	13,953	22,840	-38.9
Toronto	164	154	24	14	28	102	9,165	13,253	9,381	13,523	-30.6
East York	68	81	0	6	5	0	0	105	73	192	-62.0
Etobicoke	187	162	42	76	16	68	1,075	2,330	1,320	2,636	-49.9
North York	507	397	98	10	295	261	1,091	4,692	1,991	5,360	-62.9
Scarborough	180	137	16	38	230	172	727	149	1,153	496	132.5
York	27	28	8	16	0	3	0	586	35	633	-94.5
York Region	3,056	3,086	314	564	965	2,046	2,833	3,878	7,168	9,574	-25.1
Aurora	16	72	0	20	0	41	37	244	53	377	-85.9
East Gwillimbury	34	84	8	32	0	0	0	0	42	116	-63.8
Georgina Township	142	109	2	0	25	23	0	97	169	229	-26.2
King Township	264	324	6	4	77	83	0	127	347	538	-35.5
Markham	917	775	216	410	388	1,165	1,287	2,149	2,808	4,499	-37.6
Newmarket	427	370	40	20	44	60	0	0	511	450	13.6
Richmond Hill	428	320	4	12	247	260	136	764	815	1,356	-39.9
Vaughan	625	592	38	46	177	286	1,373	497	2,213	1,421	55.7
Whitchurch-Stouffville	203	440	0	20	7	128	0	0	210	588	-64.3
Peel Region	2,535	3,402	1,118	1,061	985	798	1,199	1,112	5,837	6,373	-8.4
Brampton	1,972	2,931	800	970	722	663	320	224	3,814	4,788	-20.3
Caledon	297	299	56	41	111	126	0	0	464	466	-0.4
Mississauga	266	172	262	50	152	9	879	888	1,559	1,119	39.3
Halton Region	856	1,147	92	190	912	1,561	995	1,012	2,855	3,910	-27.0
Burlington	79	130	8	2	163	145	547	338	797	615	29.6
Halton Hills	178	143	0	0	154	25	0	0	332	168	97.6
Milton	204	630	62	168	345	1,045	96	152	707	1,995	-64.6
Oakville	395	244	22	20	250	346	352	522	1,019	1,132	-10.0
Durham Region	1,278	1,682	100	84	459	514	287	302	2,124	2,582	-17.7
Ajax	285	310	12	42	114	200	0	0	411	552	-25.5
Brock	17	8	0	0	0	0	0	0	17	8	112.5
Clarington	224	531	30	14	89	78	0	82	343	705	-51.3
Oshawa	409	260	36	26	30	57	261	9	736	352	109.1
Pickering	93	247	22	0	187	46	24	0	326	293	11.3
Scugog	28	17	0	0	0	0	0	0	28	17	64.7
Uxbridge	38	41	0	0	0	0	0	0	38	41	-7.3
Whitby	184	268	0	2	39	133	2	211	225	614	-63.4
Remainder of Toronto CMA	702	661	66	80	225	129	0	0	993	870	14.1
Bradford West Gwillimbury	362	316	28	60	193	34	0	0	583	410	42.2
Town of Mono	30	43	0	0	0	0	0	0	30	43	-30.2
New Tecumseth	239	237	38	20	24	25	0	0	301	282	6.7
Orangeville	71	65	0	0	8	70	0	0	79	135	-41.5
Toronto CMA	8,619	9,723	1,804	2,095	3,799	5,241	16,562	26,779	30,784	43,838	-29.8
Oshawa CMA	817	1,059	66	42	158	268	263	302	1,304	1,671	-22.0
Greater Toronto Area (GTA)	8,858	10,276	1,812	2,059	3,895	5,525	17,372	27,419	31,937	45,279	-29.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Toronto City	4	25	0	0	1,374	1,578	0	0
Toronto	0	25	0	0	1,374	1,526	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	4	0	0	0	0	0	0	0
Scarborough	0	0	0	0	0	52	0	0
York	0	0	0	0	0	0	0	0
York Region	158	165	0	0	390	143	2	97
Aurora	0	0	0	0	37	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	6	0	0	0	0	0	0	97
King Township	0	0	0	0	0	0	0	0
Markham	10	151	0	0	0	143	2	0
Newmarket	44	0	0	0	0	0	0	0
Richmond Hill	80	14	0	0	0	0	0	0
Vaughan	18	0	0	0	353	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	118	43	0	0	0	0	0	0
Brampton	102	43	0	0	0	0	0	0
Caledon	16	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	49	79	0	0	0	0	0	0
Burlington	0	55	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	24	0	0	0	0	0	0
Oakville	49	0	0	0	0	0	0	0
Durham Region	46	29	0	0	24	0	12	9
Ajax	23	16	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	13	0	0	0	0	0	0
Oshawa	6	0	0	0	0	0	12	9
Pickering	11	0	0	0	24	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	19	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	11	0	0	0	0	0	0	0
Orangeville	8	0	0	0	0	0	0	0
Toronto CMA	382	273	0	0	1,788	1,721	2	97
Oshawa CMA	12	13	0	0	0	0	12	9
Greater Toronto Area (GTA)	375	341	0	0	1,788	1,721	14	106

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	574	592	0	14	11,825	19,698	233	1,417
Toronto	28	102	0	0	9,118	12,513	47	740
East York	5	0	0	0	0	105	0	0
Etobicoke	16	68	0	0	1,073	2,330	2	0
North York	295	247	0	14	1,091	4,601	0	91
Scarborough	230	172	0	0	543	149	184	0
York	0	3	0	0	0	0	0	586
York Region	965	2,034	0	12	2,818	3,626	15	252
Aurora	0	41	0	0	37	244	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	25	23	0	0	0	0	0	97
King Township	77	83	0	0	0	127	0	0
Markham	388	1,165	0	0	1,278	2,134	9	15
Newmarket	44	60	0	0	0	0	0	0
Richmond Hill	247	260	0	0	130	624	6	140
Vaughan	177	282	0	4	1,373	497	0	0
Whitchurch-Stouffville	7	120	0	8	0	0	0	0
Peel Region	985	798	0	0	970	862	229	250
Brampton	722	663	0	0	95	224	225	0
Caledon	111	126	0	0	0	0	0	0
Mississauga	152	9	0	0	875	638	4	250
Halton Region	912	1,561	0	0	688	1,012	307	0
Burlington	163	145	0	0	240	338	307	0
Halton Hills	154	25	0	0	0	0	0	0
Milton	345	1,045	0	0	96	152	0	0
Oakville	250	346	0	0	352	522	0	0
Durham Region	432	514	27	0	24	154	263	148
Ajax	114	200	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	62	78	27	0	0	82	0	0
Oshawa	30	57	0	0	0	0	261	9
Pickering	187	46	0	0	24	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	39	133	0	0	0	72	2	139
Remainder of Toronto CMA	225	129	0	0	0	0	0	0
Bradford West Gwillimbury	193	34	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	24	25	0	0	0	0	0	0
Orangeville	8	70	0	0	0	0	0	0
Toronto CMA	3,799	5,215	0	26	16,085	24,860	477	1,919
Oshawa CMA	131	268	27	0	0	154	263	148
Greater Toronto Area (GTA)	3,868	5,499	27	26	16,325	25,352	1,047	2,067

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Toronto City	132	150	1,375	1,578	0	0	1,507	1,728
Toronto	16	49	1,374	1,526	0	0	1,390	1,575
East York	6	7	0	0	0	0	6	7
Etobicoke	13	23	0	0	0	0	13	23
North York	84	62	1	0	0	0	85	62
Scarborough	8	4	0	52	0	0	8	56
York	5	5	0	0	0	0	5	5
York Region	587	542	390	143	2	97	979	782
Aurora	6	21	37	0	0	0	43	21
East Gwillimbury	4	2	0	0	0	0	4	2
Georgina Township	34	15	0	0	0	97	34	112
King Township	27	21	0	0	0	0	27	21
Markham	180	301	0	143	2	0	182	444
Newmarket	70	81	0	0	0	0	70	81
Richmond Hill	156	23	0	0	0	0	156	23
Vaughan	98	41	353	0	0	0	451	41
Whitchurch-Stouffville	12	37	0	0	0	0	12	37
Peel Region	417	509	9	0	0	0	426	509
Brampton	351	476	9	0	0	0	360	476
Caledon	43	23	0	0	0	0	43	23
Mississauga	23	10	0	0	0	0	23	10
Halton Region	153	199	43	30	0	0	196	229
Burlington	22	55	0	30	0	0	22	85
Halton Hills	4	3	0	0	0	0	4	3
Milton	30	117	0	0	0	0	30	117
Oakville	97	24	43	0	0	0	140	24
Durham Region	132	146	47	16	12	9	191	171
Ajax	14	26	23	16	0	0	37	42
Brock	2	0	0	0	0	0	2	0
Clarington	16	42	0	0	0	0	16	42
Oshawa	55	38	0	0	12	9	67	47
Pickering	26	6	24	0	0	0	50	6
Scugog	4	2	0	0	0	0	4	2
Uxbridge	2	1	0	0	0	0	2	1
Whitby	13	31	0	0	0	0	13	31
Remainder of Toronto CMA	28	86	11	0	0	0	39	86
Bradford West Gwillimbury	5	34	0	0	0	0	5	34
Town of Mono	1	1	0	0	0	0	1	1
New Tecumseth	8	42	11	0	0	0	19	42
Orangeville	14	9	0	0	0	0	14	9
Toronto CMA	1,337	1,464	1,875	1,737	2	97	3,214	3,298
Oshawa CMA	84	111	0	0	12	9	96	120
Greater Toronto Area (GTA)	1,421	1,546	1,864	1,767	14	106	3,299	3,419

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - November 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	1,610	1,832	12,100	19,577	243	1,431	13,953	22,840
Toronto	216	270	9,118	12,513	47	740	9,381	13,523
East York	73	87	0	105	0	0	73	192
Etobicoke	239	238	1,073	2,398	8	0	1,320	2,636
North York	642	746	1,345	4,509	4	105	1,991	5,360
Scarborough	405	444	564	52	184	0	1,153	496
York	35	47	0	0	0	586	35	633
York Region	4,315	5,582	2,838	3,726	15	266	7,168	9,574
Aurora	16	130	37	247	0	0	53	377
East Gwillimbury	42	116	0	0	0	0	42	116
Georgina Township	169	132	0	0	0	97	169	229
King Township	347	411	0	127	0	0	347	538
Markham	1,521	2,326	1,278	2,158	9	15	2,808	4,499
Newmarket	511	450	0	0	0	0	511	450
Richmond Hill	672	570	137	646	6	140	815	1,356
Vaughan	827	869	1,386	548	0	4	2,213	1,421
Whitchurch-Stouffville	210	578	0	0	0	10	210	588
Peel Region	4,548	5,199	1,060	923	229	250	5,837	6,373
Brampton	3,405	4,511	184	276	225	0	3,814	4,788
Caledon	464	466	0	0	0	0	464	466
Mississauga	679	222	876	647	4	250	1,559	1,119
Halton Region	1,639	2,346	909	1,564	307	0	2,855	3,910
Burlington	129	241	361	374	307	0	797	615
Halton Hills	332	168	0	0	0	0	332	168
Milton	597	1,632	110	363	0	0	707	1,995
Oakville	581	305	438	827	0	0	1,019	1,132
Durham Region	1,740	2,004	90	430	294	148	2,124	2,582
Ajax	372	445	39	107	0	0	411	552
Brock	17	8	0	0	0	0	17	8
Clarington	316	593	0	112	27	0	343	705
Oshawa	471	296	0	47	265	9	736	352
Pickering	296	293	30	0	0	0	326	293
Scugog	28	17	0	0	0	0	28	17
Uxbridge	38	41	0	0	0	0	38	41
Whitby	202	311	21	164	2	139	225	614
Remainder of Toronto CMA	943	817	50	53	0	0	993	870
Bradford West Gwillimbury	583	410	0	0	0	0	583	410
Town of Mono	8	22	22	21	0	0	30	43
New Tecumseth	273	250	28	32	0	0	301	282
Orangeville	79	135	0	0	0	0	79	135
Toronto CMA	13,632	16,314	16,665	25,576	487	1,947	30,784	43,838
Oshawa CMA	989	1,200	21	323	294	148	1,304	1,671
Greater Toronto Area (GTA)	13,852	16,963	16,997	26,220	1,088	2,095	31,937	45,279

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	% Change
Toronto City	125	93	34	0	70	11	741	1,032	970	1,136	-14.6
Toronto	13	14	0	0	42	0	741	336	796	350	127.4
East York	2	15	0	0	0	0	0	0	2	15	-86.7
Etobicoke	13	18	0	0	0	0	0	668	13	686	-98.1
North York	51	44	30	0	28	11	0	28	109	83	31.3
Scarborough	43	1	0	0	0	0	0	0	43	1	**
York	3	1	4	0	0	0	0	0	7	1	**
York Region	333	352	22	34	109	191	423	0	887	577	53.7
Aurora	3	6	0	0	0	0	0	0	3	6	-50.0
East Gwillimbury	1	3	0	0	6	0	0	0	7	3	133.3
Georgina Township	10	6	0	0	11	0	0	0	21	6	**
King Township	29	29	0	0	15	6	0	0	44	35	25.7
Markham	157	81	22	18	49	67	217	0	445	166	168.1
Newmarket	58	62	0	0	5	22	0	0	63	84	-25.0
Richmond Hill	28	48	0	0	5	54	206	0	239	102	134.3
Vaughan	30	65	0	16	18	34	0	0	48	115	-58.3
Whitchurch-Stouffville	17	52	0	0	0	8	0	0	17	60	-71.7
Peel Region	333	165	176	180	26	67	0	0	535	412	29.9
Brampton	261	124	130	168	26	67	0	0	417	359	16.2
Caledon	34	33	0	12	0	0	0	0	34	45	-24.4
Mississauga	38	8	46	0	0	0	0	0	84	8	**
Halton Region	81	76	2	16	87	219	138	56	308	367	-16.1
Burlington	8	7	0	0	44	0	138	0	190	7	**
Halton Hills	1	3	0	0	0	0	0	0	1	3	-66.7
Milton	22	17	0	14	20	197	0	56	42	284	-85.2
Oakville	50	49	2	2	23	22	0	0	75	73	2.7
Durham Region	156	137	14	2	110	57	96	0	376	196	91.8
Ajax	69	11	0	0	6	6	0	0	75	17	**
Brock	0	1	0	0	0	0	0	0	0	1	-100.0
Clarington	9	41	2	0	21	17	0	0	32	58	-44.8
Oshawa	47	21	0	0	0	0	0	0	47	21	123.8
Pickering	8	39	12	2	78	16	24	0	122	57	114.0
Scugog	0	5	0	0	0	0	0	0	0	5	-100.0
Uxbridge	5	0	0	0	0	0	0	0	5	0	n/a
Whitby	18	19	0	0	5	18	72	0	95	37	156.8
Remainder of Toronto CMA	50	89	6	2	33	6	0	0	89	97	-8.2
Bradford West Gwillimbury	9	47	0	2	33	0	0	0	42	49	-14.3
Town of Mono	3	8	0	0	0	0	0	0	3	8	-62.5
New Tecumseth	31	21	6	0	0	6	0	0	37	27	37.0
Orangeville	7	13	0	0	0	0	0	0	7	13	-46.2
Toronto CMA	996	818	252	234	365	516	1,188	1,088	2,801	2,656	5.5
Oshawa CMA	74	81	2	0	26	35	72	0	174	116	50.0
Greater Toronto Area (GTA)	1,028	823	248	232	402	545	1,398	1,088	3,076	2,688	14.4

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Toronto City	934	804	168	214	588	457	11,570	11,074	13,260	12,549	5.7
Toronto	156	105	14	12	94	28	7,997	5,602	8,261	5,747	43.7
East York	70	55	0	2	0	0	363	83	433	140	**
Etobicoke	171	118	72	4	68	11	806	3,264	1,117	3,397	-67.1
North York	374	342	40	154	252	284	1,477	1,432	2,143	2,212	-3.1
Scarborough	130	168	24	42	174	134	927	693	1,255	1,037	21.0
York	33	16	18	0	0	0	0	0	51	16	**
York Region	2,885	3,885	522	400	1,410	1,488	1,860	605	6,677	6,378	4.7
Aurora	33	68	20	0	41	0	0	0	94	68	38.2
East Gwillimbury	52	100	24	24	12	20	0	0	88	144	-38.9
Georgina Township	114	125	2	0	11	13	0	0	127	138	-8.0
King Township	303	126	0	2	52	67	264	0	619	195	**
Markham	956	1,139	362	278	669	740	717	16	2,704	2,173	24.4
Newmarket	308	312	92	4	39	26	0	4	439	346	26.9
Richmond Hill	234	630	8	18	201	287	635	20	1,078	955	12.9
Vaughan	480	1,031	14	50	273	251	140	565	907	1,897	-52.2
Whitchurch-Stouffville	405	354	0	24	112	84	104	0	621	462	34.4
Peel Region	3,299	2,569	973	854	876	725	1,257	1,163	6,405	5,311	20.6
Brampton	2,799	2,076	892	596	691	344	225	200	4,607	3,216	43.3
Caledon	272	345	15	112	58	77	0	0	345	534	-35.4
Mississauga	228	148	66	146	127	304	1,032	963	1,453	1,561	-6.9
Halton Region	1,038	1,675	226	148	1,046	894	562	810	2,872	3,527	-18.6
Burlington	102	286	2	0	133	128	324	150	561	564	-0.5
Halton Hills	137	41	0	4	85	19	0	0	222	64	**
Milton	599	819	182	114	607	463	98	400	1,486	1,796	-17.3
Oakville	200	529	42	30	221	284	140	260	603	1,103	-45.3
Durham Region	1,509	1,970	124	110	569	744	187	265	2,389	3,089	-22.7
Ajax	341	381	24	102	172	268	0	0	537	751	-28.5
Brock	7	9	0	0	0	0	0	0	7	9	-22.2
Clarington	310	521	30	6	115	122	44	0	499	649	-23.1
Oshawa	421	267	46	0	77	69	17	30	561	366	53.3
Pickering	173	333	22	2	112	83	24	235	331	653	-49.3
Scugog	9	13	0	0	0	0	0	0	9	13	-30.8
Uxbridge	33	37	0	0	0	0	0	0	33	37	-10.8
Whitby	215	409	2	0	93	202	102	0	412	611	-32.6
Remainder of Toronto CMA	581	786	72	48	70	39	32	0	755	873	-13.5
Bradford West Gwillimbury	266	436	48	28	53	0	0	0	367	464	-20.9
Town of Mono	41	42	0	0	0	0	0	0	41	42	-2.4
New Tecumseth	187	250	24	14	4	6	32	0	247	270	-8.5
Orangeville	87	58	0	6	13	33	0	0	100	97	3.1
Toronto CMA	9,182	10,184	2,005	1,768	4,141	3,826	14,981	13,737	30,309	29,515	2.7
Oshawa CMA	946	1,197	78	6	285	393	163	30	1,472	1,626	-9.5
Greater Toronto Area (GTA)	9,665	10,903	2,013	1,726	4,489	4,308	15,436	13,917	31,603	30,854	2.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Toronto City	70	11	0	0	741	1,000	0	32
Toronto	42	0	0	0	741	304	0	32
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	668	0	0
North York	28	11	0	0	0	28	0	0
Scarborough	0	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	109	191	0	0	415	0	8	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	6	0	0	0	0	0	0	0
Georgina Township	11	0	0	0	0	0	0	0
King Township	15	6	0	0	0	0	0	0
Markham	49	67	0	0	215	0	2	0
Newmarket	5	22	0	0	0	0	0	0
Richmond Hill	5	54	0	0	200	0	6	0
Vaughan	18	34	0	0	0	0	0	0
Whitchurch-Stouffville	0	8	0	0	0	0	0	0
Peel Region	26	67	0	0	0	0	0	0
Brampton	26	67	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	87	219	0	0	138	56	0	0
Burlington	44	0	0	0	138	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	20	197	0	0	0	56	0	0
Oakville	23	22	0	0	0	0	0	0
Durham Region	95	57	15	0	96	0	0	0
Ajax	6	6	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	17	15	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	78	16	0	0	24	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	5	18	0	0	72	0	0	0
Remainder of Toronto CMA	33	6	0	0	0	0	0	0
Bradford West Gwillimbury	33	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	6	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	365	516	0	0	1,180	1,056	8	32
Oshawa CMA	11	35	15	0	72	0	0	0
Greater Toronto Area (GTA)	387	545	15	0	1,390	1,056	8	32

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	574	457	14	0	9,903	9,332	1,667	1,742
Toronto	94	28	0	0	6,631	4,800	1,366	802
East York	0	0	0	0	363	21	0	62
Etobicoke	68	11	0	0	806	2,539	0	725
North York	238	284	14	0	1,386	1,432	91	0
Scarborough	174	134	0	0	717	540	210	153
York	0	0	0	0	0	0	0	0
York Region	1,410	1,472	0	16	1,705	501	155	104
Aurora	41	0	0	0	0	0	0	0
East Gwillimbury	12	20	0	0	0	0	0	0
Georgina Township	11	13	0	0	0	0	0	0
King Township	52	67	0	0	264	0	0	0
Markham	669	740	0	0	708	0	9	16
Newmarket	39	26	0	0	0	0	0	4
Richmond Hill	201	287	0	0	489	20	146	0
Vaughan	273	251	0	0	140	481	0	84
Whitchurch-Stouffville	112	68	0	16	104	0	0	0
Peel Region	876	725	0	0	782	963	475	200
Brampton	691	344	0	0	0	0	225	200
Caledon	58	77	0	0	0	0	0	0
Mississauga	127	304	0	0	782	963	250	0
Halton Region	1,046	894	0	0	560	580	2	230
Burlington	133	128	0	0	324	0	0	150
Halton Hills	85	19	0	0	0	0	0	0
Milton	607	463	0	0	96	320	2	80
Oakville	221	284	0	0	140	260	0	0
Durham Region	533	698	36	46	166	235	21	30
Ajax	172	268	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	79	114	36	8	40	0	4	0
Oshawa	77	31	0	38	0	0	17	30
Pickering	112	83	0	0	24	235	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	93	202	0	0	102	0	0	0
Remainder of Toronto CMA	70	39	0	0	32	0	0	0
Bradford West Gwillimbury	53	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	4	6	0	0	32	0	0	0
Orangeville	13	33	0	0	0	0	0	0
Toronto CMA	4,127	3,810	14	16	12,682	11,611	2,299	2,126
Oshawa CMA	249	347	36	46	142	0	21	30
Greater Toronto Area (GTA)	4,439	4,246	50	62	13,116	11,611	2,320	2,306

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Toronto City	201	93	769	1,011	0	32	970	1,136
Toronto	55	14	741	304	0	32	796	350
East York	2	15	0	0	0	0	2	15
Etobicoke	13	18	0	668	0	0	13	686
North York	81	44	28	39	0	0	109	83
Scarborough	43	1	0	0	0	0	43	1
York	7	1	0	0	0	0	7	1
York Region	446	554	433	21	8	2	887	577
Aurora	3	4	0	2	0	0	3	6
East Gwillimbury	7	3	0	0	0	0	7	3
Georgina Township	21	6	0	0	0	0	21	6
King Township	44	35	0	0	0	0	44	35
Markham	228	166	215	0	2	0	445	166
Newmarket	63	84	0	0	0	0	63	84
Richmond Hill	33	83	200	19	6	0	239	102
Vaughan	30	115	18	0	0	0	48	115
Whitchurch-Stouffville	17	58	0	0	0	2	17	60
Peel Region	535	412	0	0	0	0	535	412
Brampton	417	359	0	0	0	0	417	359
Caledon	34	45	0	0	0	0	34	45
Mississauga	84	8	0	0	0	0	84	8
Halton Region	129	289	179	78	0	0	308	367
Burlington	21	7	169	0	0	0	190	7
Halton Hills	1	3	0	0	0	0	1	3
Milton	42	228	0	56	0	0	42	284
Oakville	65	51	10	22	0	0	75	73
Durham Region	254	171	107	24	15	1	376	196
Ajax	69	11	6	6	0	0	75	17
Brock	0	1	0	0	0	0	0	1
Clarington	17	58	0	0	15	0	32	58
Oshawa	47	20	0	0	0	1	47	21
Pickering	98	57	24	0	0	0	122	57
Scugog	0	5	0	0	0	0	0	5
Uxbridge	5	0	0	0	0	0	5	0
Whitby	18	19	77	18	0	0	95	37
Remainder of Toronto CMA	83	91	6	6	0	0	89	97
Bradford West Gwillimbury	42	49	0	0	0	0	42	49
Town of Mono	1	2	2	6	0	0	3	8
New Tecumseth	33	27	4	0	0	0	37	27
Orangeville	7	13	0	0	0	0	7	13
Toronto CMA	1,545	1,500	1,248	1,122	8	34	2,801	2,656
Oshawa CMA	82	97	77	18	15	1	174	116
Greater Toronto Area (GTA)	1,565	1,519	1,488	1,134	23	35	3,076	2,688

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - November 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	1,560	1,445	10,019	9,362	1,681	1,742	13,260	12,549
Toronto	264	166	6,631	4,779	1,366	802	8,261	5,747
East York	70	57	363	21	0	62	433	140
Etobicoke	243	127	874	2,545	0	725	1,117	3,397
North York	610	768	1,428	1,444	105	0	2,143	2,212
Scarborough	322	311	723	573	210	153	1,255	1,037
York	51	16	0	0	0	0	51	16
York Region	4,657	5,552	1,865	704	155	122	6,677	6,378
Aurora	91	64	3	4	0	0	94	68
East Gwillimbury	88	144	0	0	0	0	88	144
Georgina Township	127	138	0	0	0	0	127	138
King Township	355	195	264	0	0	0	619	195
Markham	1,987	2,105	708	52	9	16	2,704	2,173
Newmarket	439	342	0	0	0	4	439	346
Richmond Hill	417	815	515	140	146	0	1,078	955
Vaughan	636	1,305	271	508	0	84	907	1,897
Whitchurch-Stouffville	517	444	104	0	0	18	621	462
Peel Region	5,006	3,874	924	1,237	475	200	6,405	5,311
Brampton	4,367	3,016	15	0	225	200	4,607	3,216
Caledon	345	534	0	0	0	0	345	534
Mississauga	294	324	909	1,237	250	0	1,453	1,561
Halton Region	2,011	2,444	859	853	2	230	2,872	3,527
Burlington	152	360	409	54	0	150	561	564
Halton Hills	222	41	0	23	0	0	222	64
Milton	1,331	1,307	153	409	2	80	1,486	1,796
Oakville	306	736	297	367	0	0	603	1,103
Durham Region	1,929	2,563	399	446	61	80	2,389	3,089
Ajax	447	663	90	88	0	0	537	751
Brock	7	9	0	0	0	0	7	9
Clarington	381	608	78	33	40	8	499	649
Oshawa	493	263	47	31	21	72	561	366
Pickering	307	418	24	235	0	0	331	653
Scugog	9	13	0	0	0	0	9	13
Uxbridge	33	37	0	0	0	0	33	37
Whitby	252	552	160	59	0	0	412	611
Remainder of Toronto CMA	664	836	91	37	0	0	755	873
Bradford West Gwillimbury	367	464	0	0	0	0	367	464
Town of Mono	11	13	30	29	0	0	41	42
New Tecumseth	186	262	61	8	0	0	247	270
Orangeville	100	97	0	0	0	0	100	97
Toronto CMA	14,533	14,909	13,463	12,462	2,313	2,144	30,309	29,515
Oshawa CMA	1,126	1,423	285	123	61	80	1,472	1,626
Greater Toronto Area (GTA)	15,163	15,878	14,066	12,602	2,374	2,374	31,603	30,854

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
November 2013	0	0.0	2	2.1	14	14.9	8	8.5	70	74.5	94	939,500	1,361,865
November 2012	0	0.0	0	0.0	0	0.0	11	11.5	85	88.5	96	1,449,850	1,455,337
Year-to-date 2013	5	0.6	10	1.2	23	2.7	66	7.8	739	87.7	843	1,359,000	1,606,887
Year-to-date 2012	8	1.0	94	11.9	53	6.7	73	9.3	559	71.0	787	993,890	1,185,568
Toronto													
November 2013	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,295,000	1,619,890
November 2012	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	1,500,000	1,561,765
Year-to-date 2013	0	0.0	0	0.0	0	0.0	6	4.6	125	95.4	131	1,495,000	1,852,078
Year-to-date 2012	0	0.0	0	0.0	1	1.0	0	0.0	103	99.0	104	1,312,500	1,705,330
East York													
November 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
November 2012	0	0.0	0	0.0	0	0.0	8	50.0	8	50.0	16	804,500	1,138,369
Year-to-date 2013	0	0.0	0	0.0	0	0.0	8	13.1	53	86.9	61	949,000	1,109,975
Year-to-date 2012	0	0.0	0	0.0	0	0.0	20	35.7	36	64.3	56	995,000	1,296,058
Etobicoke													
November 2013	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
November 2012	0	0.0	0	0.0	0	0.0	2	11.1	16	88.9	18	1,350,430	1,359,903
Year-to-date 2013	0	0.0	0	0.0	0	0.0	23	13.9	142	86.1	165	1,529,500	1,751,628
Year-to-date 2012	0	0.0	1	0.8	5	4.1	21	17.4	94	77.7	121	1,129,900	1,244,683
North York													
November 2013	0	0.0	0	0.0	1	3.3	0	0.0	29	96.7	30	1,995,250	1,994,319
November 2012	0	0.0	0	0.0	0	0.0	0	0.0	44	100.0	44	1,560,200	1,585,925
Year-to-date 2013	4	1.1	0	0.0	1	0.3	3	0.9	344	97.7	352	1,697,430	1,838,737
Year-to-date 2012	5	1.5	22	6.6	5	1.5	11	3.3	292	87.2	335	1,100,000	1,260,658
Scarborough													
November 2013	0	0.0	1	2.4	13	31.7	7	17.1	20	48.8	41	731,000	742,837
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	1.0	9	9.0	22	22.0	18	18.0	50	50.0	100	790,000	750,631
Year-to-date 2012	3	1.9	71	45.8	38	24.5	15	9.7	28	18.1	155	550,000	626,454
York													
November 2013	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	--	--
November 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	1	2.9	0	0.0	8	23.5	25	73.5	34	874,190	969,350
Year-to-date 2012	0	0.0	0	0.0	4	25.0	6	37.5	6	37.5	16	754,545	817,583

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
November 2013	22	6.5	16	4.7	68	20.2	109	32.3	122	36.2	337	715,990	852,610
November 2012	9	2.6	60	17.1	75	21.4	127	36.3	79	22.6	350	701,945	735,885
Year-to-date 2013	213	7.4	184	6.4	605	21.0	1,018	35.4	856	29.8	2,876	705,000	793,767
Year-to-date 2012	458	11.8	808	20.8	774	20.0	1,113	28.7	724	18.7	3,877	636,990	681,440
Aurora													
November 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
November 2012	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2013	0	0.0	2	6.5	3	9.7	2	6.5	24	77.4	31	929,990	1,090,186
Year-to-date 2012	1	1.4	2	2.9	1	1.4	8	11.6	57	82.6	69	879,990	1,104,209
East Gwillimbury													
November 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
November 2012	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2013	38	73.1	8	15.4	2	3.8	3	5.8	1	1.9	52	442,990	473,875
Year-to-date 2012	81	81.0	18	18.0	0	0.0	1	1.0	0	0.0	100	441,990	440,319
Georgina Township													
November 2013	9	90.0	0	0.0	0	0.0	0	0.0	1	10.0	10	314,990	378,490
November 2012	3	50.0	0	0.0	0	0.0	2	33.3	1	16.7	6	--	--
Year-to-date 2013	87	76.3	5	4.4	3	2.6	7	6.1	12	10.5	114	339,990	464,699
Year-to-date 2012	107	85.6	5	4.0	2	1.6	2	1.6	9	7.2	125	344,990	424,009
King Township													
November 2013	0	0.0	0	0.0	0	0.0	7	24.1	22	75.9	29	848,990	992,441
November 2012	0	0.0	0	0.0	0	0.0	9	32.1	19	67.9	28	861,990	956,849
Year-to-date 2013	0	0.0	0	0.0	1	0.3	112	37.2	188	62.5	301	829,990	942,333
Year-to-date 2012	0	0.0	1	0.8	0	0.0	63	50.8	60	48.4	124	788,990	866,362
Markham													
November 2013	0	0.0	8	5.0	48	30.0	57	35.6	47	29.4	160	699,990	791,317
November 2012	2	2.4	3	3.6	22	26.5	17	20.5	39	47.0	83	745,990	781,666
Year-to-date 2013	10	1.0	48	5.0	253	26.5	365	38.3	278	29.1	954	705,000	778,715
Year-to-date 2012	167	14.7	400	35.3	291	25.7	130	11.5	146	12.9	1,134	550,000	597,694
Newmarket													
November 2013	13	22.4	7	12.1	5	8.6	32	55.2	1	1.7	58	667,445	606,279
November 2012	0	0.0	37	59.7	24	38.7	1	1.6	0	0.0	62	543,900	552,062
Year-to-date 2013	64	20.8	59	19.2	80	26.1	103	33.6	1	0.3	307	580,900	577,310
Year-to-date 2012	38	12.2	153	49.0	86	27.6	35	11.2	0	0.0	312	543,900	545,345
Richmond Hill													
November 2013	0	0.0	0	0.0	3	10.3	6	20.7	20	69.0	29	1,410,000	1,361,062
November 2012	0	0.0	15	31.3	10	20.8	18	37.5	5	10.4	48	645,990	671,361
Year-to-date 2013	0	0.0	2	0.9	13	5.6	79	33.8	140	59.8	234	869,500	1,132,234
Year-to-date 2012	2	0.3	62	9.9	200	31.9	251	40.1	111	17.7	626	661,990	746,359
Vaughan													
November 2013	0	0.0	0	0.0	0	0.0	2	6.7	28	93.3	30	1,325,000	1,261,885
November 2012	0	0.0	0	0.0	4	6.3	51	79.7	9	14.1	64	750,490	765,282
Year-to-date 2013	1	0.2	0	0.0	26	5.4	259	54.2	192	40.2	478	774,000	930,687
Year-to-date 2012	6	0.6	16	1.5	119	11.5	587	56.7	308	29.7	1,036	749,990	808,362
Whitchurch-Stouffville													
November 2013	0	0.0	1	5.9	11	64.7	5	29.4	0	0.0	17	595,900	617,108
November 2012	1	2.0	5	10.0	15	30.0	29	58.0	0	0.0	50	667,900	657,589
Year-to-date 2013	13	3.2	60	14.8	224	55.3	88	21.7	20	4.9	405	600,000	636,736
Year-to-date 2012	56	16.0	151	43.0	75	21.4	36	10.3	33	9.4	351	508,990	594,515

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
November 2013	26	7.6	83	24.2	97	28.3	122	35.6	15	4.4	343	615,900	624,528
November 2012	21	12.9	66	40.5	48	29.4	23	14.1	5	3.1	163	540,900	557,244
Year-to-date 2013	501	15.2	901	27.3	840	25.4	832	25.2	231	7.0	3,305	579,990	606,909
Year-to-date 2012	406	15.8	756	29.5	721	28.1	526	20.5	156	6.1	2,565	561,900	585,652
Brampton													
November 2013	25	9.4	77	28.8	77	28.8	73	27.3	15	5.6	267	591,900	605,765
November 2012	20	16.4	53	43.4	31	25.4	17	13.9	1	0.8	122	520,945	535,489
Year-to-date 2013	484	17.3	840	30.0	729	26.0	628	22.4	118	4.2	2,799	561,900	578,413
Year-to-date 2012	377	18.2	669	32.3	530	25.6	431	20.8	65	3.1	2,072	549,900	560,346
Caledon													
November 2013	1	2.6	6	15.8	20	52.6	11	28.9	0	0.0	38	622,400	615,591
November 2012	1	3.0	10	30.3	16	48.5	6	18.2	0	0.0	33	600,900	582,073
Year-to-date 2013	17	6.1	56	20.1	103	37.1	76	27.3	26	9.4	278	614,900	637,162
Year-to-date 2012	29	8.4	83	24.1	150	43.5	73	21.2	10	2.9	345	594,990	603,476
Mississauga													
November 2013	0	0.0	0	0.0	0	0.0	38	100.0	0	0.0	38	754,900	765,300
November 2012	0	0.0	3	37.5	1	12.5	0	0.0	4	50.0	8	--	--
Year-to-date 2013	0	0.0	5	2.2	8	3.5	128	56.1	87	38.2	228	754,900	919,853
Year-to-date 2012	0	0.0	4	2.7	41	27.7	22	14.9	81	54.7	148	850,000	898,397
Halton Region													
November 2013	13	15.5	10	11.9	23	27.4	8	9.5	30	35.7	84	635,000	1,216,211
November 2012	3	3.2	28	29.5	24	25.3	26	27.4	14	14.7	95	589,900	690,894
Year-to-date 2013	277	26.5	258	24.7	226	21.6	90	8.6	193	18.5	1,044	545,900	755,612
Year-to-date 2012	354	21.5	531	32.3	336	20.4	123	7.5	300	18.2	1,644	540,450	705,271
Burlington													
November 2013	0	0.0	0	0.0	5	55.6	3	33.3	1	11.1	9	--	--
November 2012	0	0.0	2	33.3	0	0.0	1	16.7	3	50.0	6	--	--
Year-to-date 2013	0	0.0	1	1.0	47	44.8	26	24.8	31	29.5	105	694,990	910,719
Year-to-date 2012	17	6.1	142	51.1	81	29.1	3	1.1	35	12.6	278	525,000	680,127
Halton Hills													
November 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
November 2012	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2013	2	1.5	22	16.1	51	37.2	33	24.1	29	21.2	137	629,000	704,716
Year-to-date 2012	0	0.0	0	0.0	2	4.9	7	17.1	32	78.0	41	890,900	957,066
Milton													
November 2013	13	59.1	9	40.9	0	0.0	0	0.0	0	0.0	22	440,900	447,491
November 2012	3	17.6	6	35.3	8	47.1	0	0.0	0	0.0	17	530,900	519,841
Year-to-date 2013	274	45.4	233	38.6	67	11.1	9	1.5	20	3.3	603	459,900	484,041
Year-to-date 2012	332	40.5	294	35.9	185	22.6	4	0.5	4	0.5	819	470,900	489,706
Oakville													
November 2013	0	0.0	1	1.9	18	34.6	5	9.6	28	53.8	52	1,150,000	1,618,038
November 2012	0	0.0	20	29.0	16	23.2	25	36.2	8	11.6	69	615,000	647,574
Year-to-date 2013	1	0.5	2	1.0	61	30.7	22	11.1	113	56.8	199	1,200,000	1,531,709
Year-to-date 2012	5	1.0	95	18.8	68	13.4	109	21.5	229	45.3	506	783,900	1,047,593

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
November 2013	43	27.9	33	21.4	42	27.3	30	19.5	6	3.9	154	558,745	552,493
November 2012	63	47.4	26	19.5	31	23.3	12	9.0	1	0.8	133	458,990	510,335
Year-to-date 2013	632	42.1	341	22.7	255	17.0	200	13.3	74	4.9	1,502	479,990	507,523
Year-to-date 2012	1,046	53.7	437	22.4	269	13.8	138	7.1	58	3.0	1,948	437,770	462,016
Ajax													
November 2013	2	3.0	9	13.4	31	46.3	25	37.3	0	0.0	67	636,600	619,112
November 2012	0	0.0	1	7.7	8	61.5	4	30.8	0	0.0	13	594,900	609,115
Year-to-date 2013	21	6.1	98	28.7	138	40.4	80	23.4	5	1.5	342	590,000	580,649
Year-to-date 2012	118	32.0	72	19.5	85	23.0	77	20.9	17	4.6	369	537,700	535,026
Brock													
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
November 2013	3	33.3	3	33.3	2	22.2	0	0.0	1	11.1	9	--	--
November 2012	33	78.6	7	16.7	1	2.4	1	2.4	0	0.0	42	352,990	378,021
Year-to-date 2013	244	78.5	36	11.6	15	4.8	6	1.9	10	3.2	311	352,990	396,135
Year-to-date 2012	438	82.6	73	13.8	11	2.1	6	1.1	2	0.4	530	352,990	371,123
Oshawa													
November 2013	38	80.9	8	17.0	1	2.1	0	0.0	0	0.0	47	398,990	403,586
November 2012	13	65.0	7	35.0	0	0.0	0	0.0	0	0.0	20	434,490	419,077
Year-to-date 2013	280	66.4	95	22.5	29	6.9	18	4.3	0	0.0	422	406,900	429,581
Year-to-date 2012	193	72.8	63	23.8	3	1.1	5	1.9	1	0.4	265	389,990	395,586
Pickering													
November 2013	0	0.0	3	37.5	1	12.5	3	37.5	1	12.5	8	--	--
November 2012	10	25.6	7	17.9	16	41.0	5	12.8	1	2.6	39	555,000	671,797
Year-to-date 2013	13	7.5	32	18.5	30	17.3	65	37.6	33	19.1	173	685,000	678,810
Year-to-date 2012	98	29.4	100	30.0	95	28.5	16	4.8	24	7.2	333	513,330	557,578
Scugog													
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
November 2013	0	0.0	0	0.0	2	40.0	0	0.0	3	60.0	5	--	--
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	6	18.2	2	6.1	4	12.1	7	21.2	14	42.4	33	751,700	771,703
Year-to-date 2012	8	21.1	6	15.8	9	23.7	10	26.3	5	13.2	38	591,550	637,545
Whitby													
November 2013	0	0.0	10	55.6	5	27.8	2	11.1	1	5.6	18	549,647	583,477
November 2012	7	36.8	4	21.1	6	31.6	2	10.5	0	0.0	19	495,990	499,872
Year-to-date 2013	68	30.8	78	35.3	39	17.6	24	10.9	12	5.4	221	500,000	526,411
Year-to-date 2012	191	46.2	123	29.8	66	16.0	24	5.8	9	2.2	413	455,990	462,850

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
November 2013	48	96.0	0	0.0	1	2.0	0	0.0	1	2.0	50	382,490	391,470
November 2012	73	83.0	13	14.8	0	0.0	1	1.1	1	1.1	88	401,945	404,897
Year-to-date 2013	531	91.1	35	6.0	7	1.2	2	0.3	8	1.4	583	389,990	391,712
Year-to-date 2012	660	84.1	110	14.0	5	0.6	6	0.8	4	0.5	785	397,990	394,304
Bradford West Gwillimbury													
November 2013	8	88.9	0	0.0	0	0.0	0	0.0	1	11.1	9	--	--
November 2012	36	76.6	11	23.4	0	0.0	0	0.0	0	0.0	47	409,990	412,330
Year-to-date 2013	242	91.0	18	6.8	1	0.4	1	0.4	4	1.5	266	395,990	404,519
Year-to-date 2012	336	77.1	96	22.0	2	0.5	1	0.2	1	0.2	436	424,990	428,253
Town of Mono													
November 2013	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	--	--
November 2012	6	85.7	0	0.0	0	0.0	0	0.0	1	14.3	7	--	--
Year-to-date 2013	26	63.4	7	17.1	3	7.3	1	2.4	4	9.8	41	438,900	486,266
Year-to-date 2012	33	80.5	3	7.3	0	0.0	2	4.9	3	7.3	41	419,900	453,859
New Tecumseth													
November 2013	31	100.0	0	0.0	0	0.0	0	0.0	0	0.0	31	349,990	353,148
November 2012	19	90.5	1	4.8	0	0.0	1	4.8	0	0.0	21	401,900	379,060
Year-to-date 2013	185	98.9	2	1.1	0	0.0	0	0.0	0	0.0	187	344,990	348,584
Year-to-date 2012	248	99.2	1	0.4	0	0.0	1	0.4	0	0.0	250	309,990	319,796
Orangeville													
November 2013	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	--	--
November 2012	12	92.3	1	7.7	0	0.0	0	0.0	0	0.0	13	381,900	375,445
Year-to-date 2013	78	87.6	8	9.0	3	3.4	0	0.0	0	0.0	89	391,900	400,494
Year-to-date 2012	43	74.1	10	17.2	3	5.2	2	3.4	0	0.0	58	397,900	418,158
Toronto CMA													
November 2013	111	11.3	123	12.6	232	23.7	272	27.8	241	24.6	979	663,880	812,477
November 2012	116	13.8	173	20.6	171	20.4	196	23.4	182	21.7	838	617,900	732,841
Year-to-date 2013	1,567	17.2	1,519	16.7	1,826	20.1	2,134	23.5	2,048	22.5	9,094	625,900	759,445
Year-to-date 2012	2,093	20.7	2,335	23.1	1,997	19.7	1,941	19.2	1,754	17.3	10,120	573,900	668,422
Oshawa CMA													
November 2013	41	55.4	21	28.4	8	10.8	2	2.7	2	2.7	74	432,990	459,912
November 2012	53	65.4	18	22.2	7	8.6	3	3.7	0	0.0	81	377,990	416,741
Year-to-date 2013	592	62.1	209	21.9	83	8.7	48	5.0	22	2.3	954	406,303	441,109
Year-to-date 2012	822	68.0	259	21.4	80	6.6	35	2.9	12	1.0	1,208	379,445	407,850
Greater Toronto Area													
November 2013	104	10.3	144	14.2	244	24.1	277	27.4	243	24.0	1,012	655,500	807,119
November 2012	96	11.5	180	21.5	178	21.3	199	23.8	184	22.0	837	618,300	742,667
Year-to-date 2013	1,628	17.0	1,694	17.7	1,949	20.4	2,206	23.1	2,093	21.9	9,570	619,990	751,774
Year-to-date 2012	2,272	21.0	2,626	24.3	2,153	19.9	1,973	18.2	1,797	16.6	10,821	569,900	659,519

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
November 2013

Submarket	Nov 2013	Nov 2012	% Change	YTD 2013	YTD 2012	% Change
Toronto City	1,361,865	1,455,337	-6.4	1,606,887	1,185,568	35.5
Toronto	1,619,890	1,561,765	3.7	1,852,078	1,705,330	8.6
East York	--	1,138,369	n/a	1,109,975	1,296,058	-14.4
Etobicoke	--	1,359,903	n/a	1,751,628	1,244,683	40.7
North York	1,994,319	1,585,925	25.8	1,838,737	1,260,658	45.9
Scarborough	742,837	--	n/a	750,631	626,454	19.8
York	--	--	n/a	969,350	817,583	18.6
York Region	852,610	735,885	15.9	793,767	681,440	16.5
Aurora	--	--	n/a	1,090,186	1,104,209	-1.3
East Gwillimbury	--	--	n/a	473,875	440,319	7.6
Georgina Township	378,490	--	n/a	464,699	424,009	9.6
King Township	992,441	956,849	3.7	942,333	866,362	8.8
Markham	791,317	781,666	1.2	778,715	597,694	30.3
Newmarket	606,279	552,062	9.8	577,310	545,345	5.9
Richmond Hill	1,361,062	671,361	102.7	1,132,234	746,359	51.7
Vaughan	1,261,885	765,282	64.9	930,687	808,362	15.1
Whitchurch-Stouffville	617,108	657,589	-6.2	636,736	594,515	7.1
Peel Region	624,528	557,244	12.1	606,909	585,652	3.6
Brampton	605,765	535,489	13.1	578,413	560,346	3.2
Caledon	615,591	582,073	5.8	637,162	603,476	5.6
Mississauga	765,300	--	n/a	919,853	898,397	2.4
Halton Region	1,216,211	690,894	76.0	755,612	705,271	7.1
Burlington	--	--	n/a	910,719	680,127	33.9
Halton Hills	--	--	n/a	704,716	957,066	-26.4
Milton	447,491	519,841	-13.9	484,041	489,706	-1.2
Oakville	1,618,038	647,574	149.9	1,531,709	1,047,593	46.2
Durham Region	552,493	510,335	8.3	507,523	462,016	9.8
Ajax	619,112	609,115	1.6	580,649	535,026	8.5
Brock	--	--	n/a	--	--	n/a
Clarington	--	378,021	n/a	396,135	371,123	6.7
Oshawa	403,586	419,077	-3.7	429,581	395,586	8.6
Pickering	--	671,797	n/a	678,810	557,578	21.7
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	771,703	637,545	21.0
Whitby	583,477	499,872	16.7	526,411	462,850	13.7
Remainder of Toronto CMA	391,470	404,897	-3.3	391,712	394,304	-0.7
Bradford West Gwillimbury	--	412,330	n/a	404,519	428,253	-5.5
Town of Mono	--	--	n/a	486,266	453,859	7.1
New Tecumseth	353,148	379,060	-6.8	348,584	319,796	9.0
Orangeville	--	375,445	n/a	400,494	418,158	-4.2
Toronto CMA	812,477	732,841	10.9	759,445	668,422	13.6
Oshawa CMA	459,912	416,741	10.4	441,109	407,850	8.2
Greater Toronto Area (GTA)	807,119	742,667	8.7	751,774	659,519	14.0

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
November 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	4,567	5.2	7,835	9,655	12,391	63.2	463,534	8.5	483,574
	February	7,032	12.2	7,925	12,684	13,005	60.9	502,508	10.6	495,614
	March	9,690	4.6	8,081	16,308	13,146	61.5	504,117	10.5	496,264
	April	10,350	14.5	8,221	16,436	13,444	61.1	517,556	8.4	499,114
	May	10,850	8.0	7,693	19,177	13,538	56.8	516,787	6.4	492,910
	June	9,422	-7.9	7,365	16,679	14,180	51.9	508,622	6.8	495,493
	July	7,570	-4.4	7,260	13,888	13,603	53.4	476,947	3.9	485,803
	August	6,418	-14.9	6,905	11,748	12,808	53.9	479,095	6.1	498,753
	September	5,879	-23.2	6,796	15,220	14,086	48.2	503,662	8.2	509,284
	October	6,896	-9.8	6,778	13,054	13,090	51.8	503,479	5.3	498,238
	November	5,793	-18.3	6,657	9,838	13,294	50.1	485,328	1.0	488,113
	December	3,690	-21.8	6,640	4,295	12,397	53.6	478,739	6.0	497,214
2013	January	4,375	-4.2	6,937	10,624	12,746	54.4	482,648	4.1	503,667
	February	5,759	-18.1	6,864	11,052	12,471	55.0	510,580	1.6	503,165
	March	7,765	-19.9	6,927	14,728	13,095	52.9	519,879	3.1	511,024
	April	9,811	-5.2	7,143	18,270	13,420	53.2	526,335	1.7	506,953
	May	10,182	-6.2	7,236	19,216	13,488	53.6	542,174	4.9	516,599
	June	9,061	-3.8	7,326	15,564	13,329	55.0	531,374	4.5	518,056
	July	8,544	12.9	7,678	14,132	13,116	58.5	513,246	7.6	522,103
	August	7,569	17.9	7,970	12,208	13,305	59.9	503,094	5.0	524,586
	September	7,411	26.1	8,082	14,938	13,082	61.8	533,797	6.0	536,161
	October	8,000	16.0	7,687	13,110	13,065	58.8	539,058	7.1	534,383
	November	6,391	10.3	7,516	9,345	12,932	58.1	538,881	11.0	540,844
	December									
	Q3 2012	19,867	-14.1		40,856			485,547	5.8	
	Q3 2013	23,524	18.4		41,278			516,454	6.4	
	YTD 2012	84,467	-3.0		154,687			499,857	7.0	
	YTD 2013	84,868	0.5		153,187			524,267	4.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
November 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	556	10.1	886	1,073	1,249	71.0	316,394	4.7	323,725
	February	809	24.1	904	1,327	1,365	66.2	323,592	7.1	325,420
	March	1,128	15.0	911	1,722	1,338	68.1	327,630	8.6	328,712
	April	1,167	23.0	888	1,655	1,264	70.2	337,401	5.1	329,436
	May	1,183	13.8	883	1,749	1,303	67.8	339,086	7.3	332,829
	June	1,051	0.5	839	1,509	1,298	64.7	339,032	5.0	330,766
	July	925	9.0	862	1,306	1,324	65.1	334,783	3.0	328,452
	August	854	11.8	875	1,208	1,263	69.3	335,783	8.0	336,413
	September	729	-12.5	778	1,335	1,232	63.1	334,870	5.1	337,143
	October	797	5.0	839	1,140	1,229	68.3	335,818	5.7	336,218
	November	699	-4.8	832	909	1,226	67.9	335,697	6.8	339,985
	December	390	-20.7	700	416	1,109	63.1	324,743	4.7	336,558
2013	January	488	-12.2	775	989	1,169	66.3	331,514	4.8	338,938
	February	716	-11.5	800	1,072	1,102	72.6	348,474	7.7	350,380
	March	899	-20.3	723	1,412	1,097	65.9	346,697	5.8	347,700
	April	1,145	-1.9	868	1,682	1,282	67.7	353,291	4.7	344,405
	May	1,122	-5.2	839	1,837	1,362	61.6	354,968	4.7	348,533
	June	1,028	-2.2	827	1,402	1,210	68.4	358,692	5.8	349,984
	July	948	2.5	891	1,334	1,351	65.9	359,090	7.3	352,562
	August	896	4.9	917	1,235	1,289	71.1	357,105	6.3	357,604
	September	804	10.3	858	1,341	1,236	69.5	351,669	5.0	354,015
	October	870	9.2	914	1,188	1,276	71.6	359,974	7.2	360,736
	November	679	-2.9	803	849	1,148	69.9	368,257	9.7	372,724
	December									
	Q3 2012	2,508	2.5		3,849			335,149	5.3	
	Q3 2013	2,648	5.6		3,910			356,165	6.3	
	YTD 2012	9,898	8.6		14,933			333,535	6.0	
	YTD 2013	9,595	-3.1		14,341			354,439	6.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
November 2013

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.2	120.7	2,941	8.7	66.7	897
	February	595	3.20	5.24	114.7	121.5	2,940	8.7	66.6	895
	March	595	3.20	5.24	115.4	122.0	2,947	8.6	66.5	895
	April	607	3.20	5.44	115.8	122.4	2,956	8.5	66.5	898
	May	601	3.20	5.34	116.4	122.4	2,967	8.6	66.7	908
	June	595	3.20	5.24	116.8	121.7	2,982	8.7	67.0	910
	July	595	3.10	5.24	116.8	121.6	3,000	8.5	67.2	914
	August	595	3.10	5.24	117.2	121.8	3,016	8.5	67.4	912
	September	595	3.10	5.24	117.9	122.1	3,034	8.5	67.7	915
	October	595	3.10	5.24	118.2	122.3	3,049	8.6	68.0	913
	November	595	3.10	5.24	118.5	122.0	3,068	8.4	68.2	905
	December	595	3.00	5.24	118.7	121.4	3,075	8.3	68.2	900
2013	January	595	3.00	5.24	119.0	121.5	3,076	8.2	68.1	894
	February	595	3.00	5.24	119.0	122.9	3,074	8.4	68.0	895
	March	590	3.00	5.14	119.1	123.3	3,067	8.4	67.8	896
	April	590	3.00	5.14	119.2	123.1	3,080	8.4	67.9	909
	May	590	3.00	5.14	119.4	123.2	3,100	8.0	68.0	918
	June	590	3.14	5.14	119.4	123.4	3,129	7.8	68.4	927
	July	590	3.14	5.14	119.8	123.6	3,136	7.8	68.4	920
	August	601	3.14	5.34	119.8	123.7	3,150	7.8	68.6	918
	September	601	3.14	5.34	119.9	123.8	3,155	7.9	68.6	916
	October	601	3.14	5.34	120.0	123.7	3,155	8.0	68.6	923
	November	601	3.14	5.34		123.6	3,144	8.2	68.4	924
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
November 2013

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2012	January	598	3.50	5.29	114.2	120.7	197.6	7.4	69.6	891
	February	595	3.20	5.24	114.7	121.5	200.0	7.5	70.3	889
	March	595	3.20	5.24	115.4	122.0	199.6	8.0	70.5	896
	April	607	3.20	5.44	115.8	122.4	197.8	8.3	69.9	902
	May	601	3.20	5.34	116.4	122.4	195.1	8.5	69.1	910
	June	595	3.20	5.24	116.8	121.7	192.9	8.4	68.2	912
	July	595	3.10	5.24	116.8	121.6	191.3	8.6	67.6	919
	August	595	3.10	5.24	117.2	121.8	188.7	9.0	66.9	936
	September	595	3.10	5.24	117.9	122.1	188.2	9.1	66.7	950
	October	595	3.10	5.24	118.2	122.3	188.7	9.3	66.9	962
	November	595	3.10	5.24	118.5	122.0	191.8	9.2	67.9	958
	December	595	3.00	5.24	118.7	121.4	193.0	9.6	68.6	959
2013	January	595	3.00	5.24	119.0	121.5	194.2	9.6	68.9	949
	February	595	3.00	5.24	119.0	122.9	194.8	9.4	68.9	942
	March	590	3.00	5.14	119.1	123.3	196.8	8.6	68.9	935
	April	590	3.00	5.14	119.2	123.1	197.0	8.3	68.6	941
	May	590	3.00	5.14	119.4	123.2	197.9	7.4	68.2	945
	June	590	3.14	5.14	119.4	123.4	198.4	7.2	68.1	956
	July	590	3.14	5.14	119.8	123.6	200.7	6.4	68.3	954
	August	601	3.14	5.34	119.8	123.7	201.3	6.5	68.4	955
	September	601	3.14	5.34	119.9	123.8	200.3	6.3	67.8	946
	October	601	3.14	5.34	120.0	123.7	199.0	6.6	67.5	946
	November	601	3.14	5.34		123.6	198.0	6.6	67.1	954
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube and Flickr.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2013 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

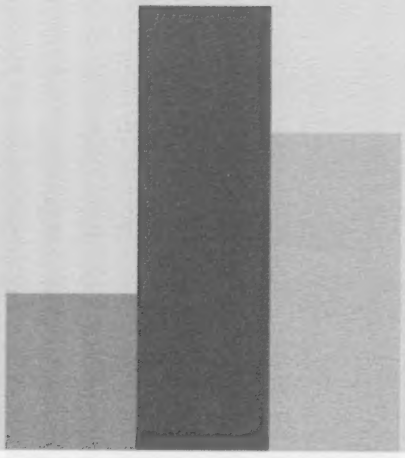
Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at chic@cmhc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

Are you interested in housing research?

Stay up-to-date with the latest housing research findings and events related to sustainable housing, housing conditions and trends, housing finance and more.

Subscribe Today to CMHC's Housing Research E-Newsletter!

64163_2013_M12